

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3 MOSS CLOSE HOPPERS CROSSING VIC 3029

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$575,000

&

\$625,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$440,000

Property type

Unit

Suburb

Hoppers Crossing

Period-from

01 Sep 2022

to

31 Aug 2023

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

9 MATTHEW CLOSE HOPPERS CROSSING VIC 3029	605000	31-Aug-23
416 HOGANS ROAD TARNEIT VIC 3029	640000	28-Aug-23
7 PARKSIDE WALK HOPPERS CROSSING VIC 3029	609500	30-Jun-23

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 14 September 2023



RELIANCE

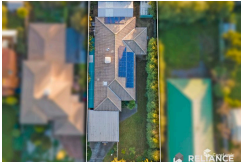
real estate

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9 MATTHEW CLOSE HOPPERS CROSSING VIC 3029

4 2 2

Sold Price

^{RS} **605000**

Sold Date **31-Aug-23**

Distance **1.06km**



416 HOGANS ROAD TARNEIT VIC 3029

4 2 2

Sold Price

^{RS} **640000**

Sold Date **28-Aug-23**

Distance **1.92km**



7 PARKSIDE WALK HOPPERS CROSSING VIC 3029

3 2 1

Sold Price

^{RS} **609500**

Sold Date **30-Jun-23**

Distance **0.72km**

RS = Recent sale

UN = Undisclosed Sale

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