

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

3/88 HOGANS ROAD 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Unit

Suburb

Hoppers Crossing

Period-from

01 Nov 2023

to

31 Oct 2024

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

2/57 MOSSFIEL DRIVE HOPPERS CROSSING VIC 3029	\$420,000	24-Jun-24
2/9 MAPLEHURST AVENUE HOPPERS CROSSING VIC 3029	\$450,000	27-Jul-24
1/6 SUNSET COURT HOPPERS CROSSING VIC 3029	\$495,000	25-Oct-24

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: 27 November 2024



2/57 MOSSFIEL DRIVE HOPPERS CROSSING VIC 3029

 3  1  1

Sold Price **\$420,000** Sold Date **24-Jun-24**

Distance **1.18km**



2/9 MAPLEHURST AVENUE HOPPERS CROSSING VIC 3029

 3  1  1

Sold Price **\$450,000** Sold Date **27-Jul-24**

Distance **1.51km**



1/6 SUNSET COURT HOPPERS CROSSING VIC 3029

 3  1  1

Sold Price ^{RS} **\$495,000** Sold Date **25-Oct-24**

Distance **2.44km**

RS = Recent sale

UN = Undisclosed Sale

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