

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

1/8 First Avenue 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

\$390,000

&

\$410,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$407,500

Property type

Unit

Suburb

Hoppers Crossing

Period-from

01 Jul 2019

to

30 Jun 2020

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

1/4 Hotham Crescent Hoppers Crossing VIC 3029	\$400,000	31-Mar-20
25 Patterson Avenue Hoppers Crossing VIC 3029	\$410,000	01-Feb-20
4/51-53 Pannam Drive Hoppers Crossing VIC 3029	-	08-Feb-20

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: 28 July 2020