

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

2/16 ELEANOR DRIVE 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

\$450,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$425,000

Property type

Unit

Suburb

Hoppers Crossing

Period-from

01 Aug 2021

to

31 Jul 2022

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

6 THE GLADES HOPPERS CROSSING VIC 3029	\$431,000	13-May-22
19 THE GLADES HOPPERS CROSSING VIC 3029	\$400,000	10-Mar-22
1/18 CAMERON DRIVE HOPPERS CROSSING VIC 3029	\$431,000	30-Apr-22

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: 24 August 2022



6 THE GLADES HOPPERS CROSSING VIC 3029

2 1 1

Sold Price **\$431,000** Sold Date **13-May-22**

Distance **0.83km**



19 THE GLADES HOPPERS CROSSING VIC 3029

2 1 2

Sold Price **\$400,000** Sold Date **10-Mar-22**

Distance **0.8km**



1/18 CAMERON DRIVE HOPPERS CROSSING VIC 3029

2 1 1

Sold Price **\$431,000** Sold Date **30-Apr-22**

Distance **1.08km**

RS = Recent sale UN = Undisclosed Sale

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