

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

2/18 CAMERON 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

or range
between

\$390,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$415,000

Property type

Unit

Suburb

Hoppers Crossing

Period-from

01 Apr 2021

to

31 Mar 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

1/13 NETTLEFOLD AVENUE HOPPERS CROSSING VIC 3029	\$441,000	27-Sep-21
2/57 MOSSFIEL DRIVE HOPPERS CROSSING VIC 3029	\$415,000	14-Dec-21
6B SYMONS AVENUE HOPPERS CROSSING VIC 3029	\$430,000	19-Mar-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: 28 April 2022



**1/13 NETTLEFOLD AVENUE
HOPPERS CROSSING VIC 3029**

2 1 1

Sold Price **\$441,000** Sold Date **27-Sep-21**

Distance -



**2/57 MOSSFIEL DRIVE HOPPERS
CROSSING VIC 3029**

2 1 1

Sold Price **\$415,000** Sold Date **14-Dec-21**

Distance **0.75km**



**6B SYMONS AVENUE HOPPERS
CROSSING VIC 3029**

2 1 1

Sold Price ^{RS} **\$430,000** Sold Date **19-Mar-22**

Distance **0.3km**

RS = Recent sale **UN** = Undisclosed Sale

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