

## 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

1/65 MORRIS ROAD HOPPERS CROSSING VIC 3029

### Indicative selling price

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

Single Price

or range  
between

\$460,000

&

\$500,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Unit

Suburb

Hoppers Crossing

Period-from

01 Sep 2023

to

31 Aug 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

|                                                  |           |           |
|--------------------------------------------------|-----------|-----------|
| 2/60 WARRINGA CRESCENT HOPPERS CROSSING VIC 3029 | \$480,000 | 05-Sep-24 |
| 1/111 HOGANS ROAD HOPPERS CROSSING VIC 3029      | \$515,000 | 29-May-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: 26 September 2024



**2/60 WARRINGA CRESCENT  
HOPPERS CROSSING VIC 3029**

 3  2  2

Sold Price

<sup>RS</sup> **\$480,000** Sold Date **05-Sep-24**

Distance **1km**



**1/111 HOGANS ROAD HOPPERS  
CROSSING VIC 3029**

 3  2  1

Sold Price

**\$515,000** Sold Date **29-May-24**

Distance **2.13km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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