# 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

11B Melaleuca 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	\$340,000	&	\$374,000
Median sale price				
(*Delete house or unit as applicable)				

Median Price	\$405,000	Prope	erty type		Unit	Suburb	Hoppers Crossing
Period-from	01 Jul 2020	to	30 Jun 2	2021	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	
1/18 Minogue Crescent Hoppers Crossing VIC 3029	\$350,000	20-Jan-21	
41/5 Thomas Carr Drive Tarneit VIC 3029	\$369,000	19-Apr-21	
2/33 Springleaf Road Tarneit VIC 3029	\$355,000	01-Mar-21	

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: 06 July 2021



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	nogue C 1g VIC 3	Crescent Hoppers 029	Sold Price	\$350,000	Sold Date	20-Jan-21
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	41/5 T 3029	homas C	Carr Drive Tarne	t VIC Sol	ld Price	<sup>RS</sup> \$369,000	Sold Date	19-Apr-21
*	<b>E</b> 2	1	<b>⊜</b> 1				Distance	1.89km

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#### RS = Recent sale UN = Undisclosed Sale

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