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Member of REIV

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STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address 2/10 Maplehurst Avenue Hoppers crossing , Victoria 3029

Including suburb and
postcode

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 \$*395000 & 435000

Median sale price

Median price \$420000 Property Type unit Suburb HOPPERS CROSSING

Period - From NOV 2020 to APRIL 2021 Source PRICEFINDER

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 six 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 1/32-36 Reserve Road Hoppers Crossing Vic 3029	\$405,000	26/2/2021
2 1/8 First avenue, Hoppers Crossing Vic 3029	\$410,000	02/03/2021
3 2/117 Hogans road, Hoppers Crossing Vic 3029	\$412,000	27/03/2021

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 six months.

This Statement of Information was prepared on: 23/04/2021