

## 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

2/14 Minogue Crescent Hoppers Crossing VIC 3029

### Indicative selling price

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

Single Price

\$325,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$398,500

Property type

Unit

Suburb

Hoppers Crossing

Period-from

01 Mar 2019

to

29 Feb 2020

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

3/14 Minogue Crescent Hoppers Crossing VIC 3029	\$320,000	09-Nov-19
3/235 Princes Highway Werribee VIC 3030	\$345,000	08-Sep-19
7/49-55 Rosella Avenue Werribee VIC 3030	\$340,000	12-Sep-19

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 March 2020



**3/14 Minogue Crescent Hoppers Crossing VIC 3029**

2 1 1

Sold Price **\$320,000** Sold Date **09-Nov-19**

Distance **0.01km**



**3/235 Princes Highway Werribee VIC 3030**

2 1 1

Sold Price **\$345,000** Sold Date **08-Sep-19**

Distance **1.64km**



**7/49-55 Rosella Avenue Werribee VIC 3030**

2 1 1

Sold Price **\$340,000** Sold Date **12-Sep-19**

Distance **2.09km**

RS = Recent sale

UN = Undisclosed Sale

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