

## 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

1/85 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

\$430,000

&

\$470,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$440,000

Property type

Unit

Suburb

Hoppers Crossing

Period-from

01 May 2023

to

30 Apr 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

|   |           |           |
|---|-----------|-----------|
| 8B SYMONS AVENUE HOPPERS CROSSING VIC 3029  | \$476,000 | 21-Feb-24 |
| 15 THE MEWS HOPPERS CROSSING VIC 3029       | \$450,000 | 18-Oct-23 |
| 2/78 SPRING DRIVE HOPPERS CROSSING VIC 3029 | \$465,000 | 17-Oct-23 |

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: 02 May 2024



**8B SYMONS AVENUE HOPPERS  
CROSSING VIC 3029**

2 1 1

Sold Price **\$476,000** Sold Date **21-Feb-24**

Distance **1.82km**



**15 THE MEWS HOPPERS CROSSING  
VIC 3029**

2 1 1

Sold Price **\$450,000** Sold Date **18-Oct-23**

Distance **1.87km**



**2/78 SPRING DRIVE HOPPERS  
CROSSING VIC 3029**

2 1 1

Sold Price **\$465,000** Sold Date **17-Oct-23**

Distance **0.85km**

RS = Recent sale UN = Undisclosed Sale

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