

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 147 Heaths Road, Hoppers Crossing, VIC 3029

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range \$500,000 & \$550,000

Median sale price

Median price \$545,000 Property Type House Suburb Hoppers Crossing (3029)
Period - From 01/02/2020 to 31/01/2021 Source Corelogic

Comparable property sales

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
12 STRATHMORE CRESCENT, HOPPERS CROSSING VIC 3029	\$490,000	16/09/2020
38 SMEATON AVENUE, HOPPERS CROSSING VIC 3029	\$516,000	10/10/2020
5 DRURY LANE, HOPPERS CROSSING VIC 3029	\$482,500	30/10/2020

This Statement of Information was prepared on: 19/02/2021