

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

2/23 REGENT STREET 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

\$420,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$431,000

Property type

Unit

Suburb

Hoppers Crossing

Period-from

01 May 2022

to

30 Apr 2023

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

1/15 HAYDEN STREET HOPPERS CROSSING VIC 3029	\$421,000	22-Dec-22
2/63 MACEDON STREET HOPPERS CROSSING VIC 3029	\$405,000	15-Feb-23
2/16 SONGLARK CRESCENT WERRIBEE VIC 3030	\$400,000	11-Jan-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: 06 May 2023



**1/15 HAYDEN STREET HOPPERS
CROSSING VIC 3029**

2 1 1

Sold Price **\$421,000** Sold Date **22-Dec-22**

Distance **0.44km**



**2/63 MACEDON STREET HOPPERS
CROSSING VIC 3029**

2 1 1

Sold Price ^{RS} **\$405,000** Sold Date **15-Feb-23**

Distance **1.78km**



**2/16 SONGLARK CRESCENT
WERRIBEE VIC 3030**

2 1 1

Sold Price **\$400,000** Sold Date **11-Jan-23**

Distance **2.24km**

RS = Recent sale **UN** = Undisclosed Sale

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