

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

21 Strickland Avenue 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

or range
between

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,800

Property type

House

Suburb

Hoppers Crossing

Period-from

01 May 2020

to

30 Apr 2021

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

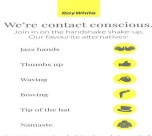



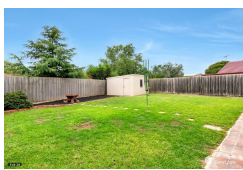







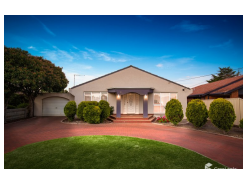



Date of sale

13 Natalie Court Hoppers Crossing VIC 3029	\$580,000	21-Apr-20
19 Vernon Court Hoppers Crossing VIC 3029	\$526,000	07-Feb-20
61 Aitken Avenue Hoppers Crossing VIC 3029	\$525,000	18-Mar-20

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: 10 May 2021

 <p>We're contact conscious. Only your data is shared with other users. Only for the other users. Icon: hands Thumbs up Waving Smiling Tip of the hat Nodding</p> <p>For most estate agents, shaking hands is part of the job. But for the most, it's a whole new world. CoreLogic</p>	13 Natalie Court Hoppers Crossing VIC 3029	Sold Price	\$580,000	Sold Date	21-Apr-20
	 3  2  2			Distance	0.13km
	19 Vernon Court Hoppers Crossing VIC 3029	Sold Price	\$526,000	Sold Date	07-Feb-20
	 3  2  1			Distance	0.14km
	61 Aitken Avenue Hoppers Crossing VIC 3029	Sold Price	\$525,000	Sold Date	18-Mar-20
	 3  2  1			Distance	0.21km
	12 Vernon Court Hoppers Crossing VIC 3029	Sold Price	\$520,000	Sold Date	20-Dec-19
	 3  2  1			Distance	0.26km

RS = Recent sale

UN = Undisclosed Sale

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