

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

1/14 YANDINA ROAD 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

\$413,750

Property type

Unit

Suburb

Hoppers Crossing

Period-from

01 Apr 2021

to

31 Mar 2022

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

1/25 SYMONS AVENUE HOPPERS CROSSING VIC 3029	\$412,000	07-Nov-21
6B SYMONS AVENUE HOPPERS CROSSING VIC 3029	\$430,000	19-Mar-22
2/57 MOSSFIEL DRIVE HOPPERS CROSSING VIC 3029	\$415,000	14-Dec-21

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: 04 April 2022



**1/25 SYMONS AVENUE HOPPERS
CROSSING VIC 3029**

2 1 1

Sold Price **\$412,000** Sold Date **07-Nov-21**

Distance **0.96km**



**6B SYMONS AVENUE HOPPERS
CROSSING VIC 3029**

2 1 1

Sold Price ^{RS} **\$430,000** Sold Date **19-Mar-22**

Distance **0.87km**



**2/57 MOSSFIEL DRIVE HOPPERS
CROSSING VIC 3029**

2 1 1

Sold Price **\$415,000** Sold Date **14-Dec-21**

Distance **1.9km**

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

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