

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

1/246 HOGANS 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

or range
between

\$495,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Unit

Suburb

Hoppers Crossing

Period-from

01 Oct 2023

to

30 Sep 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

4/161 HOGANS ROAD HOPPERS CROSSING VIC 3029	\$495,000	20-Aug-24
HOGANS ROAD HOPPERS CROSSING VIC 3029	\$505,000	03-Jul-24
1/6 RAINONE PLACE TARNEIT VIC 3029	\$535,500	19-Jul-24

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: 01 October 2024

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4/161 HOGANS ROAD HOPPERS CROSSING VIC 3029

 2  2  2

Sold Price ^{RS} **\$495,000** ^{UN} Sold Date **20-Aug-24**

Distance **0.26km**



HOGANS ROAD HOPPERS CROSSING VIC 3029

 3  2  -

Sold Price **\$505,000** Sold Date **03-Jul-24**

Distance **0.26km**



1/6 RAINONE PLACE TARNEIT VIC 3029

 3  2  1

Sold Price **\$535,500** Sold Date **19-Jul-24**

Distance **1.51km**

RS = Recent sale

UN = Undisclosed Sale

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