

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

3/41 Evrah Drive 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

\$480,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$408,000

Property type

Unit

Suburb

Hoppers Crossing

Period-from

01 Dec 2020

to

30 Nov 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

2/10 Darus Court Hoppers Crossing VIC 3029	\$490,000	11-Sep-21
1/23 Norwood Court Hoppers Crossing VIC 3029	\$545,500	23-Apr-21
1/71 Sycamore Street Hoppers Crossing VIC 3029	\$535,000	28-Apr-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: 15 December 2021

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2/10 Darus Court Hoppers Crossing VIC 3029

 3  1  2

Sold Price

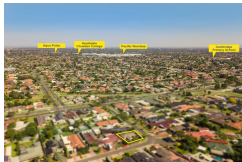
\$490,000

Sold Date

11-Sep-21

Distance

0.5km



1/23 Norwood Court Hoppers Crossing VIC 3029

 2  1  1

Sold Price

\$545,500

Sold Date

23-Apr-21

Distance

0.72km



1/71 Sycamore Street Hoppers Crossing VIC 3029

 3  2  1

Sold Price

\$535,000

Sold Date

28-Apr-21

Distance

0.37km

RS = Recent sale

UN = Undisclosed Sale

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