

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

2/38 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

\$530,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$449,000

Property type

Unit

Suburb

Hoppers Crossing

Period-from

01 Jul 2023

to

30 Jun 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

1/1 HENLEY COURT HOPPERS CROSSING VIC 3029	\$530,000	19-Apr-24
17 PROVENCE GROVE HOPPERS CROSSING VIC 3029	\$530,000	31-Jan-24
1/26 FERNWOOD DRIVE HOPPERS CROSSING VIC 3029	\$540,000	10-Mar-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: 12 July 2024



**1/1 HENLEY COURT HOPPERS
CROSSING VIC 3029**

2 2 1

Sold Price

\$530,000 Sold Date **19-Apr-24**

Distance **0.69km**



**17 PROVENCE GROVE HOPPERS
CROSSING VIC 3029**

3 2 1

Sold Price

Sold Date **31-Jan-24**

Distance **2.09km**



**1/26 FERNWOOD DRIVE HOPPERS
CROSSING VIC 3029**

2 2 1

Sold Price

\$540,000 Sold Date **10-Mar-24**

Distance **0.71km**

RS = Recent sale

UN = Undisclosed Sale

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