

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

1/4 Thorpe 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

\$397,000

&

\$435,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$400,000

Property type

Unit

Suburb

Hoppers Crossing

Period-from

01 Apr 2020

to

31 Mar 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

1/8 First Avenue Hoppers Crossing VIC 3029	\$410,000	02-Mar-21
20 The Mews Hoppers Crossing VIC 3029	\$420,000	07-Mar-21
6/3 Campaspe Way Point Cook VIC 3030	\$409,000	22-Feb-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: 20 April 2021



1/8 First Avenue Hoppers Crossing VIC 3029

Sold Price

^{RS}
\$410,000

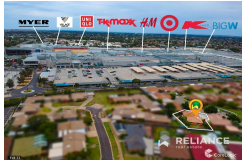
Sold Date

02-Mar-21
 2

 1

 1

Distance

0.65km


20 The Mews Hoppers Crossing VIC 3029

Sold Price

\$420,000

Sold Date

07-Mar-21
 2

 1

 2

Distance

1.75km


6/3 Campaspe Way Point Cook VIC 3030

Sold Price

\$409,000

Sold Date

22-Feb-21
 2

 1

 2

Distance

1.89km
RS = Recent sale

UN = Undisclosed Sale

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