

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

2/252 MORRIS 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

\$440,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Unit

Suburb

Hoppers Crossing

Period-from

01 Mar 2024

to

28 Feb 2025

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

6/30 WYNARKA DRIVE HOPPERS CROSSING VIC 3029	\$475,000	20-Nov-24
3/71 SYCAMORE STREET HOPPERS CROSSING VIC 3029	\$475,000	20-Sep-24
2/174 DERRIMUT ROAD HOPPERS CROSSING VIC 3029	\$467,500	14-Feb-25

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 March 2025



**6/30 WYNARKA DRIVE HOPPERS
CROSSING VIC 3029**

1 1 1

Sold Price

\$475,000

Sold Date **20-Nov-24**

Distance

1.8km



**3/71 SYCAMORE STREET HOPPERS
CROSSING VIC 3029**

2 2 1

Sold Price

Sold Date **20-Sep-24**

Distance

0.91km



**2/174 DERRIMUT ROAD HOPPERS
CROSSING VIC 3029**

2 1 1

Sold Price

^{RS} **\$467,500**

Sold Date **14-Feb-25**

Distance

1.98km

RS = Recent sale

UN = Undisclosed Sale

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