

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

2/87 MOSSFIEL 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

\$395,000

&

\$430,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Unit

Suburb

Hoppers Crossing

Period-from

01 Aug 2023

to

31 Jul 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

2/57 MOSSFIEL DRIVE HOPPERS CROSSING VIC 3029	\$420,000	24-Jun-24
1/2 POULTER STREET HOPPERS CROSSING VIC 3029	\$438,000	19-Aug-24
2/38 JULIER CRESCENT HOPPERS CROSSING VIC 3029	\$425,000	23-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: 27 August 2024



**2/57 MOSSFIEL DRIVE HOPPERS
CROSSING VIC 3029**

 2  1  1

Sold Price

^{RS}

\$420,000

Sold Date

24-Jun-24

Distance

0.37km



**1/2 POULTER STREET HOPPERS
CROSSING VIC 3029**

 2  1  1

Sold Price

^{RS}

\$438,000

Sold Date

19-Aug-24

Distance

0.51km



**2/38 JULIER CRESCENT HOPPERS
CROSSING VIC 3029**

 2  1  1

Sold Price

^{RS}

\$425,000

Sold Date

23-Jul-24

Distance

0.51km

RS = Recent sale

UN = Undisclosed Sale

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