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	2/28 Melaleuca 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	$370,000	&	$400,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$410,000	Property type	Unit	Suburb	Hoppers Crossing
Period-from	01 Aug 2020	to	31 Jul 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
3/32A Wynarka Drive Hoppers Crossing VIC 3029	$371,000	06-Mar-21
46/156-158 Bethany Road Hoppers Crossing VIC 3029	$375,000	30-Jun-21
5 The Glades Hoppers Crossing VIC 3029	$400,000	08-May-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: 12 August 2021

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3/32A Wynarka Drive Hoppers Crossing VIC 3029

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Sold Price **$371,000** Sold Date **06-Mar-21**

Distance **0.63km**



46/156-158 Bethany Road Hoppers Crossing VIC 3029

2 1 2

Sold Price RS **$375,000** Sold Date **30-Jun-21**

Distance **1.06km**



5 The Glades Hoppers Crossing VIC 3029

2 1 1

Sold Price **$400,000** Sold Date **08-May-21**

Distance **1.6km**

RS = Recent sale **UN** = Undisclosed Sale

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