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 | 12 Fowler Street 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 | $520,000 | & | $560,000 |
|---|---|---|---|---|---|

## Median sale price

(*Delete house or unit as applicable)

| Median Price | $560,000 | Property type | House | Suburb | Hoppers Crossing |
|---|---|---|---|---|---|
| Period-from | 01 Sep 2020 | to | 31 Aug 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 |
|---|---|---|
| 11 Northey Crescent Hoppers Crossing VIC 3029 | $534,250 | 10-Apr-21 |
| 22 Bayliss Avenue Hoppers Crossing VIC 3029 | $550,000 | 27-May-21 |
| 22 Maplehurst Avenue Hoppers Crossing VIC 3029 | $535,000 | 12-Aug-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: 15 September 2021