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: 109 Heaths 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: $685,000 & $705,000

Median sale price

(*Delete house or unit as applicable)

Median Price: $566,000 | Property type: House | Suburb: Hoppers Crossing

Period-from: 01 Oct 2020 to 30 Sep 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
115 Heaths Road Hoppers Crossing VIC 3029	$732,500	12-Jun-21
47 Woodville Park Drive Hoppers Crossing VIC 3029	$650,000	11-Jan-21
13 Franklin Boulevard Hoppers Crossing VIC 3029	$700,000	28-Jun-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: 05 October 2021

CONSUMER AFFAIRS VICTORIA