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	18-20 LANDOR CLOSE 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	$990,000	&	$1,050,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$616,000	Property type	House	Suburb	Hoppers Crossing
Period-from	01 Oct 2021	to	30 Sep 2022	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
4 LANDOR CLOSE HOPPERS CROSSING VIC 3029	$940,000	27-Sep-22
20 REDWOOD DRIVE HOPPERS CROSSING VIC 3029	$970,000	25-May-22
18-20 KERTA CLOSE HOPPERS CROSSING VIC 3029	$1,110,000	26-Mar-22

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: 11 October 2022

CONSUMER AFFAIRS VICTORIA