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	2/1 VERNON COURT 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	$430,000	&	$470,000

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.~~

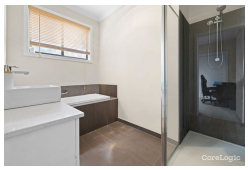
Address of comparable property	Price	Date of sale
2/9 MAPLEHURST AVENUE HOPPERS CROSSING VIC 3029	$450,000	27-Jul-24
1/85 MORRIS ROAD HOPPERS CROSSING VIC 3029	$450,000	07-Jun-24

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: 14 August 2024

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2/9 MAPLEHURST AVENUE HOPPERS CROSSING VIC 3029

2 1 1

Sold Price RS $450,000 Sold Date 27-Jul-24

Distance 0.44km



1/85 MORRIS ROAD HOPPERS CROSSING VIC 3029

2 1 1

Sold Price Sold Date 07-Jun-24

Distance 0.81km

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

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