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	9 Cavanagh 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	$580,000	&	$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$458,500	Property type	Land	Suburb	Hoppers Crossing
Period-from	01 Nov 2019	to	31 Oct 2020	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
25 Whitsunday Drive Hoppers Crossing VIC 3029	$580,000	09-Oct-20
87 Dowling Avenue Hoppers Crossing VIC 3029	$595,000	19-Oct-20
23 Kenmore Close Hoppers Crossing VIC 3029	$600,000	28-Jun-20

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.~~

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25 Whitsunday Drive Hoppers Crossing VIC 3029

4 2 2

Sold Price RS **$580,000** Sold Date **09-Oct-20**

Distance **0.33km**

87 Dowling Avenue Hoppers Crossing VIC 3029

3 2 2

Sold Price RS **$595,000** UN Sold Date **19-Oct-20**

Distance **0.44km**

23 Kenmore Close Hoppers Crossing VIC 3029

4 2 2

Sold Price **$600,000** Sold Date **28-Jun-20**

Distance **1.28km**

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

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