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	2/252 MORRIS 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	$440,000	&	$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$450,000	Property type	Unit	Suburb	Hoppers Crossing
Period-from	01 Mar 2024	to	28 Feb 2025	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
6/30 WYNARKA DRIVE HOPPERS CROSSING VIC 3029	$475,000	20-Nov-24
3/71 SYCAMORE STREET HOPPERS CROSSING VIC 3029	$475,000	20-Sep-24
2/174 DERRIMUT ROAD HOPPERS CROSSING VIC 3029	$467,500	14-Feb-25

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: 04 March 2025

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6/30 WYNARKA DRIVE HOPPERS CROSSING VIC 3029

1 1 1

Sold Price **$475,000** Sold Date **20-Nov-24**

Distance **1.8km**



3/71 SYCAMORE STREET HOPPERS CROSSING VIC 3029

2 2 1

Sold Price Sold Date **20-Sep-24**

Distance **0.91km**



2/174 DERRIMUT ROAD HOPPERS CROSSING VIC 3029

2 1 1

Sold Price RS **$467,500** Sold Date **14-Feb-25**

Distance **1.98km**

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

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