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	2/33 MOSSFIEL DRIVE 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	$395,000	&	$425,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$433,500	Property type	Unit	Suburb	Hoppers Crossing
Period-from	01 Jun 2022	to	31 May 2023	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
2/18A MINOGUE CRESCENT HOPPERS CROSSING VIC 3029	$410,000	28-Feb-23
2/51 CUMMING DRIVE HOPPERS CROSSING VIC 3029	$430,000	27-Mar-23
3/129-131 MOSSFIEL DRIVE HOPPERS CROSSING VIC 3029	$389,000	20-Dec-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: 19 June 2023

Petar Krnjeta
P 97417777
M 0406912320
E Pkrnjeta@ypa.com.au

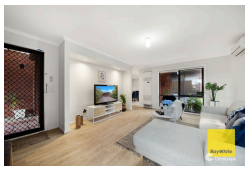


2/18A MINOGUE CRESCENT HOPPERS CROSSING VIC 3029

2 1 2

Sold Price **$410,000** Sold Date **28-Feb-23**

Distance **0.71km**



2/51 CUMMING DRIVE HOPPERS CROSSING VIC 3029

2 1 2

Sold Price **$430,000** Sold Date **27-Mar-23**

Distance **1.18km**



3/129-131 MOSSFIEL DRIVE HOPPERS CROSSING VIC 3029

2 1 2

Sold Price **$389,000** Sold Date **20-Dec-22**

Distance **1km**

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

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