

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

3/23 Symons Avenue 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

\$420,000

&

\$445,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$408,000

Property type

Unit

Suburb

Hoppers Crossing

Period-from

01 Nov 2020

to

31 Oct 2021

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

1/25 Symons Avenue Hoppers Crossing VIC 3029	\$412,000	07-Nov-21
2/51-53 Pannam Drive Hoppers Crossing VIC 3029	\$430,000	24-Jun-21
2/4 Rita Court Hoppers Crossing VIC 3029	\$447,000	02-Oct-21

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: 23 November 2021



1/25 Symons Avenue Hoppers Crossing VIC 3029

 2  1  1

Sold Price ^{RS} **\$412,000** Sold Date **07-Nov-21**

Distance **0.03km**



2/51-53 Pannam Drive Hoppers Crossing VIC 3029

 2  1  1

Sold Price **\$430,000** Sold Date **24-Jun-21**

Distance **0.82km**



2/4 Rita Court Hoppers Crossing VIC 3029

 2  1  2

Sold Price **\$447,000** Sold Date **02-Oct-21**

Distance **0.84km**

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

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