

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 1 Carson Crescent, Hoppers Crossing 3029

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$490,000

Median sale price

Median price

\$560,000

Property type

House

Suburb

Hoppers Crossing

Period - From

October 2020

to

December 2020

Source

APM - Pricerfinder

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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 – 10 Carson Crescent, Hoppers Crossing | \$551,000 | 21/12/2020 |
| 2 – 12 Perkins Avenue, Hoppers Crossing | \$490,000 | 16/11/2020 |
| 3 – 17 Burge Crescent, Hoppers Crossing | \$550,000 | 29/11/2020 |

This Statement of Information was prepared on:

09/02/2021

Brian Mark

The local agents you can trust