

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

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| 2 / 214 Morris Road, Hoppers Crossing 3029 |
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Indicative selling price

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

Single price

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|-----------|
| \$340,000 |
|-----------|

Median sale price

Median price

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|-----------|
| \$370,000 |
|-----------|

Property type

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|------|
| Unit |
|------|

Suburb

| |
|------------------|
| Hoppers Crossing |
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Period - From

| |
|---------------|
| December 2020 |
|---------------|

to

| |
|---------------|
| February 2021 |
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Source

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| APM - Pricerfinder |
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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 – 4 / 35-37 Bartlett Crescent, Hoppers Crossing | \$380,000 | 30/01/2021 |
| 2 – 2 / 26 Dennison Avenue, Hoppers Crossing | \$355,000 | 09/11/2020 |
| 3 – 1 / 18 Minogue Crescent, Hoppers Crossing | \$350,000 | 20/01/2021 |

This Statement of Information was prepared on:

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| 13/04/2021 |
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Brian Mark

The local agents you can trust