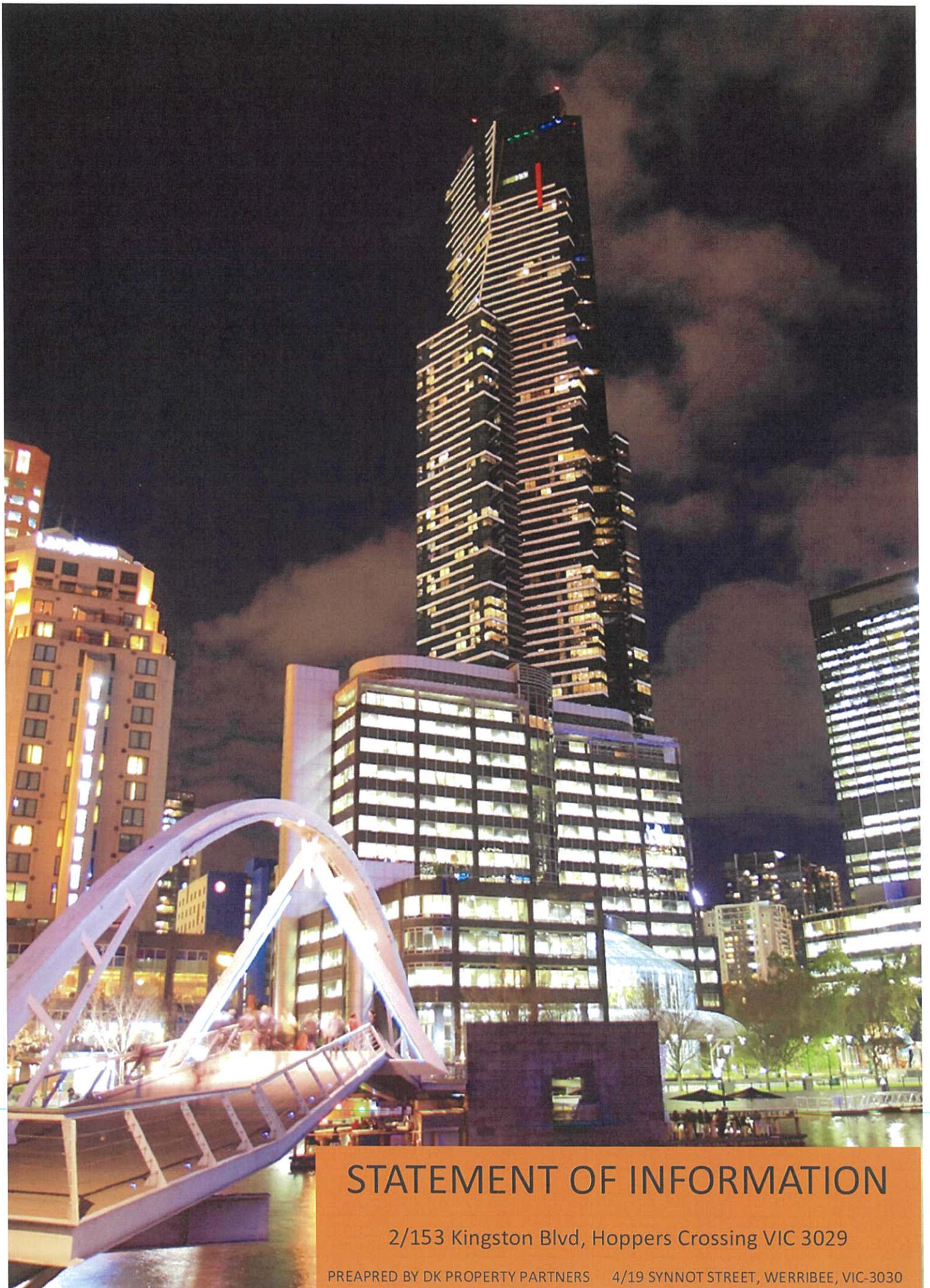




STATEMENT OF INFORMATION

2/153 Kingston Blvd, Hoppers Crossing VIC 3029

PREAPRED BY DK PROPERTY PARTNERS 4/19 SYNNOT STREET, WERRIBEE, VIC-3030

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

2/153 Kingston Boulevard 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

\$450,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$408,000

Property type

Unit

Suburb

Hoppers Crossing

Period-from

01 Dec 2020

to

30 Nov 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

1/34 Ironbark Drive Hoppers Crossing VIC 3029	\$460,000	01-Nov-21
2/51-53 Pannam Drive Hoppers Crossing VIC 3029	\$430,000	24-Jun-21
1/13 Nettlefold Avenue Hoppers Crossing VIC 3029	\$441,000	08-Nov-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: 08 December 2021

Dang Vo
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 ✉ dangi@dkpropertypartners.com



1/34 Ironbark Drive Hoppers
 Crossing VIC 3029

🏠 2 🚗 1 🚗 1

Sold Price \$460,000 Sold Date 01-Nov-21

Distance 0.33km



2/51-53 Pannam Drive Hoppers
 Crossing VIC 3029

🏠 2 🚗 1 🚗 1

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

Distance 1.76km



1/13 Nettlefold Avenue Hoppers
 Crossing VIC 3029

🏠 2 🚗 1 🚗 1

Sold Price ^{RS} \$441,000 Sold Date 08-Nov-21

Distance 1.84km



3/153 Kingston Boulevard Hoppers
 Crossing VIC 3029

🏠 2 🚗 1 🚗 2

Sold Price \$430,000 Sold Date 17-Sep-21

Distance 0.01km



143A Mossfiel Drive Hoppers
 Crossing VIC 3029

🏠 2 🚗 1 🚗 1

Sold Price ^{RS} \$470,000 Sold Date 27-Nov-21

Distance 2.08km



2/4 Rita Court Hoppers Crossing
 VIC 3029

🏠 2 🚗 1 🚗 2

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

Distance 2.22km

RS = Recent sale UN = Undisclosed Sale

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