

22m

862 M<sup>2</sup>  
approx.

25m

### Statement of Information

Section n 47AF of the Estate Agents Act 1980

Property offered for sale  
231 Morris Road,  
HOPPERS CROSSING 3029

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$850,000 - \$920,000**

### Median sale price

Median **House** for **HOPPERS CROSSING** for period **Nov 2017 - Nov 2018**

Sourced from [realestate.com.au](http://realestate.com.au).

**\$595,000**

### Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**108 Sycamore Street,**  
Hoppers Crossing 3029

Price **\$833,000** Sold 22 June 2018

**24 Elder Road,**  
Hoppers Crossing 3029

Price **\$840,000** Sold 12 May 2018

**44 Leatherwood Drive,**  
Hoppers Crossing 3029

Price **\$850,000** Sold 08 October 2018

This Statement of Information was prepared on 16th Sep 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from [realestate.com.au](http://realestate.com.au).

House

4 beds

2 baths

2 parking

### Bloom Estate Agents

15/211 Leaks Road,  
Truganina VIC 3029

### Contact agents



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