

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

2 / 8 Shada Court, Hoppers Crossing 3029
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Indicative selling price

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

Single price

\$435,000

Median sale price

Median price

\$385,500

Property type

Unit

Suburb

Hoppers Crossing

Period - From

August 2019

to

October 2019

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 – 5 / 32A Wynarka Drive, Hoppers Crossing	\$460,000	06/09/2019
2 – 2 / 8 Protea Court, Hoppers Crossing	\$435,000	19/07/2019
3 – 1 / 153 Mossfiel Drive, Hoppers Crossing	\$432,000	02/07/2019

This Statement of Information was prepared on:

04/12/2019

Brian Mark

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