

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

21 Kathleen Crescent, Hoppers Crossing 3029

Indicative selling price

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

Single price

\$475,000

Median sale price

Median price

\$577,750

Property type

House

Suburb

Hoppers Crossing

Period - From

November 2020

to

January 2021

Source

APM - Pricfinder

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 – 9 Inns Place, Hoppers Crossing	\$521,000	09/03/2021
2 – 4 Woolpack Street, Hoppers Crossing	\$537,000	23/02/2021
3 – 8 Connor Place, Hoppers Crossing	\$480,000	02/02/2021

This Statement of Information was prepared on:

26/03/2021

Brian Mark

The local agents you can trust