

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
postcode

suburb and

Unit 1 34 Stella Way, Hoppers Crossing Vic 3029

Indicative selling price

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

Range between \$400,000 &

\$430,000

Median sale price

Median price \$385,000

House

Unit

X

Suburb

Hoppers
Crossing

Period - From 01/10/2017

to

30/09/2018

Source

REIV

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 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	1/68 Mossfiel Dr HOPPERS CROSSING 3029	\$427,000	13/04/2018
2	2/37 Bourke Cr HOPPERS CROSSING 3029	\$408,000	23/06/2018
3	2/38 Julier Cr HOPPERS CROSSING 3029	\$370,000	19/12/2017

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 six months.

Unit 1 34 Stella Way, Hoppers Crossing Vic 3029



Rooms:
Property Type:
Agent Comments

Indicative Selling Price

\$400,000 - \$440,000

Median Unit Price

Year ending September 2018: \$385,000

Comparable Properties



1/68 Mossfiel Dr HOPPERS CROSSING 3029
(REI/VG)

Agent Comments



Price: \$427,000
Method: Private Sale
Date: 13/04/2018
Rooms: -
Property Type: Unit
Land Size: 263 sqm approx

2/37 Bourke Cr HOPPERS CROSSING 3029
(REI/VG)

Agent Comments



Price: \$408,000
Method: Auction Sale
Date: 23/06/2018
Rooms: -
Property Type: Unit



2/38 Julier Cr HOPPERS CROSSING 3029
(REI/VG)

Agent Comments



Price: \$370,000
Method: Private Sale
Date: 19/12/2017
Rooms: 3
Property Type: Unit
Land Size: 288 sqm approx