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	4 MCKELLAR AVENUE 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~~		or range between	$520,000	&	$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$620,000	Property type	House	Suburb	Hoppers Crossing
Period-from	01 Feb 2024	to	31 Jan 2025	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 FOWLER STREET HOPPERS CROSSING VIC 3029	$580,000	27-Jan-25
18 NORTHEY CRESCENT HOPPERS CROSSING VIC 3029	$590,000	23-Dec-24
29 PRIESTLEY AVENUE HOPPERS CROSSING VIC 3029	$583,000	08-Oct-24

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: 25 February 2025

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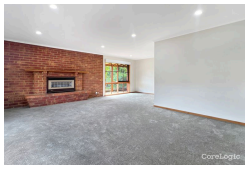
1 FOWLER STREET HOPPERS CROSSING VIC 3029

3 1 2

Sold Price RS **$580,000** UN

Sold Date **27-Jan-25**

Distance **0.06km**



18 NORTHEY CRESCENT HOPPERS CROSSING VIC 3029

3 1 -

Sold Price **$590,000**

Sold Date **23-Dec-24**

Distance **0.17km**



29 PRIESTLEY AVENUE HOPPERS CROSSING VIC 3029

3 1 -

Sold Price **$583,000**

Sold Date **08-Oct-24**

Distance **0.24km**

RS = Recent sale **UN** = Undisclosed Sale

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