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	37 CANBERRA 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	$635,000	&	$665,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$585,250	Property type	House	Suburb	Hoppers Crossing
Period-from	01 Apr 2021	to	31 Mar 2022	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
177 HEATHS ROAD HOPPERS CROSSING VIC 3029	$645,000	26-Feb-22
8 MCINTOSH AVENUE HOPPERS CROSSING VIC 3029	$650,000	03-Nov-21
16 CROWE STREET HOPPERS CROSSING VIC 3029	$635,000	26-Feb-22

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: 12 April 2022

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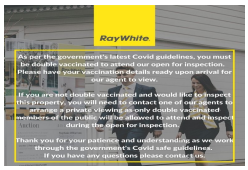


177 HEATHS ROAD HOPPERS CROSSING VIC 3029

4 2 2

Sold Price RS $645,000 Sold Date 26-Feb-22

Distance 0.14km



8 MCINTOSH AVENUE HOPPERS CROSSING VIC 3029

3 1 4

Sold Price $650,000 Sold Date 03-Nov-21

Distance 0.31km



16 CROWE STREET HOPPERS CROSSING VIC 3029

4 1 2

Sold Price RS $635,000 Sold Date 26-Feb-22

Distance 0.45km

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

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