

## 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 STRATHMORE CRESCENT HOPPERS CROSSING VIC 3029

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$595,000

&

\$625,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$620,000

Property type

House

Suburb

Hoppers Crossing

Period-from

01 Jan 2024

to

31 Dec 2024

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

144 DERRIMUT ROAD HOPPERS CROSSING VIC 3029	\$636,500	09-Sep-24
7 COBBLER STREET WERRIBEE VIC 3030	\$590,000	22-Nov-23
14 PRIESTLEY AVENUE HOPPERS CROSSING VIC 3029	\$650,000	10-Dec-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: 08 January 2025



**144 DERRIMUT ROAD HOPPERS CROSSING VIC 3029**

4 1 2

Sold Price **\$636,500** Sold Date **09-Sep-24**

Distance **0.69km**



**7 COBBLER STREET WERRIBEE VIC 3030**

4 1 2

Sold Price **\$590,000** Sold Date **22-Nov-23**

Distance **1.46km**



**14 PRIESTLEY AVENUE HOPPERS CROSSING VIC 3029**

4 1 -

Sold Price <sup>RS</sup> **\$650,000** Sold Date **10-Dec-24**

Distance **1.79km**

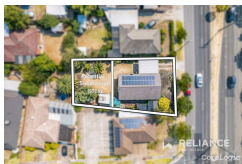


**1 PRIESTLEY AVENUE HOPPERS CROSSING VIC 3029**

4 1 2

Sold Price **\$621,000** Sold Date **10-Jul-23**

Distance **1.83km**



**193 MORRIS ROAD HOPPERS CROSSING VIC 3029**

4 1 2

Sold Price **\$620,000** Sold Date **18-Mar-24**

Distance **1.95km**

RS = Recent sale

UN = Undisclosed Sale

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