

## 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

29 McMurray 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

\$650,000

&

\$700,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$566,000

Property type

House

Suburb

Hoppers Crossing

Period-from

01 Oct 2020

to

30 Sep 2021

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

|                                                |           |           |
|------------------------------------------------|-----------|-----------|
| 21 Parkside Walk Hoppers Crossing VIC 3029     | \$673,000 | 08-Aug-21 |
| 12 Sovereign Retreat Hoppers Crossing VIC 3029 | \$695,000 | 26-Apr-21 |
| 9 Regency Terrace Hoppers Crossing VIC 3029    | \$680,000 | 23-Jun-21 |

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: 15 October 2021



**21 Parkside Walk Hoppers Crossing VIC 3029**

4 2 2

Sold Price

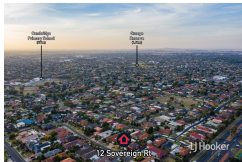
**\$673,000**

Sold Date

**08-Aug-21**

Distance

**0.47km**



**12 Sovereign Retreat Hoppers Crossing VIC 3029**

4 2 2

Sold Price

**\$695,000**

Sold Date

**26-Apr-21**

Distance

**0.49km**



**9 Regency Terrace Hoppers Crossing VIC 3029**

4 2 2

Sold Price

**\$680,000**

Sold Date

**23-Jun-21**

Distance

**0.57km**

RS = Recent sale

UN = Undisclosed Sale

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