

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

2/34 CLAY 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

\$330,000

&

\$360,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$618,944

Property type

Other

Suburb

Hoppers Crossing

Period-from

01 Jul 2023

to

30 Jun 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

| | | |
|---|-----------|-----------|
| 3/51-53 PANNAM DRIVE HOPPERS CROSSING VIC 3029 | \$400,000 | 04-Jun-24 |
| 1/41 OLD GEELONG ROAD HOPPERS CROSSING VIC 3029 | \$375,000 | 03-Mar-24 |
| 2/28 ELDER ROAD HOPPERS CROSSING VIC 3029 | \$422,000 | 15-Jun-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: 30 July 2024



**3/51-53 PANNAM DRIVE HOPPERS
CROSSING VIC 3029**

2 1 1

Sold Price

^{RS} **\$400,000**

Sold Date **04-Jun-24**

Distance **1.01km**



**1/41 OLD GEELONG ROAD
HOPPERS CROSSING VIC 3029**

2 1 1

Sold Price

\$375,000

Sold Date **03-Mar-24**

Distance **1.33km**



**2/28 ELDER ROAD HOPPERS
CROSSING VIC 3029**

2 1 1

Sold Price

^{RS} **\$422,000**

Sold Date **15-Jun-24**

Distance **1.53km**

RS = Recent sale

UN = Undisclosed Sale

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