

## 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

64 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

\$680,000

&

\$720,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$620,000

Property type

House

Suburb

Hoppers Crossing

Period-from

01 Dec 2023

to

30 Nov 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

|   |           |           |
|---|-----------|-----------|
| 167 HOGANS ROAD HOPPERS CROSSING VIC 3029     | \$680,000 | 15-Jul-24 |
| 59 WHITSUNDAY DRIVE HOPPERS CROSSING VIC 3029 | \$688,000 | 16-Oct-24 |
| 24 MELALEUCA DRIVE HOPPERS CROSSING VIC 3029  | \$699,000 | 29-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: 16 December 2024



## 167 HOGANS ROAD HOPPERS CROSSING VIC 3029

3 2 4

Sold Price **\$680,000** Sold Date **15-Jul-24**

Distance **0.34km**



## 59 WHITSUNDAY DRIVE HOPPERS CROSSING VIC 3029

4 2 -

Sold Price <sup>RS</sup> **\$688,000** Sold Date **16-Oct-24**

Distance **0.4km**



## 24 MELALEUCA DRIVE HOPPERS CROSSING VIC 3029

3 2 2

Sold Price <sup>RS</sup> **\$699,000** Sold Date **29-Oct-24**

Distance **0.69km**

RS = Recent sale

UN = Undisclosed Sale

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