

## 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

14 PRIESTLEY AVENUE 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

\$650,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$619,000

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

2 MCKELLAR AVENUE HOPPERS CROSSING VIC 3029	\$600,000	31-Oct-24
21 BOLGER CRESCENT HOPPERS CROSSING VIC 3029	\$615,000	14-Sep-24
20 HOTHAM CRESCENT HOPPERS CROSSING VIC 3029	\$615,000	05-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: 02 December 2024



## 2 MCKELLAR AVENUE HOPPERS CROSSING VIC 3029

4 2 2

Sold Price <sup>RS</sup> **\$600,000** <sup>UN</sup> Sold Date **31-Oct-24**

Distance **0.21km**



## 21 BOLGER CRESCENT HOPPERS CROSSING VIC 3029

3 1 2

Sold Price **\$615,000** Sold Date **14-Sep-24**

Distance **0.65km**



## 20 HOTHAM CRESCENT HOPPERS CROSSING VIC 3029

3 1 2

Sold Price Sold Date **05-Oct-24**

Distance **0.85km**

RS = Recent sale

UN = Undisclosed Sale

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