

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

42 CANBERRA 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

\$575,000

&

\$615,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,250

Property type

House

Suburb

Hoppers Crossing

Period-from

01 Jul 2021

to

30 Jun 2022

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

19 WARRINGA CRESCENT HOPPERS CROSSING VIC 3029	600000	08-Apr-22
90 WILTONVALE AVENUE HOPPERS CROSSING VIC 3029	670000	16-Apr-22
9 PALOMA COURT HOPPERS CROSSING VIC 3029	560000	13-Mar-22

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

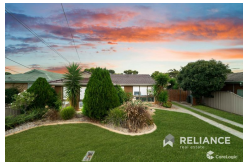
This Statement of Information was prepared on: 30 July 2022


**19 WARRINGA CRESCENT
HOPPERS CROSSING VIC 3029**
 3  1  2

Sold Price

600000

Sold Date **08-Apr-22**

Distance **0.49km**

**90 WILTONVALE AVENUE
HOPPERS CROSSING VIC 3029**
 3  2  2

Sold Price

670000

Sold Date **16-Apr-22**

Distance **0.35km**
**9 PALOMA COURT HOPPERS
CROSSING VIC 3029**
 3  2  2

Sold Price

560000

Sold Date **13-Mar-22**

Distance **0.44km**

**3 HAYDEN STREET HOPPERS
CROSSING VIC 3029**
 3  1  2

Sold Price

Sold Date **22-Mar-22**

Distance **0.32km**

**19 REGENT STREET HOPPERS
CROSSING VIC 3029**
 3  1  2

Sold Price

590000

Sold Date **26-Apr-22**

Distance **0.31km**

**37 CANBERRA AVENUE HOPPERS
CROSSING VIC 3029**
 3  2  1

Sold Price

635000

Sold Date **17-Apr-22**

Distance **0.08km**

RS = Recent sale

UN = Undisclosed Sale

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**177 HEATHS ROAD HOPPERS
CROSSING VIC 3029**

 4  2  2

Sold Price

645000

Sold Date **26-Feb-22**

Distance **0.18km**



**14 STRATHMORE CRESCENT
HOPPERS CROSSING VIC 3029**

 4  2  2

Sold Price

^{RS} **660000**

Sold Date **01-May-22**

Distance **0.17km**

RS = Recent sale

UN = Undisclosed Sale

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