

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

4/34 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

\$349,000

&

\$379,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Unit

Suburb

Hoppers Crossing

Period-from

01 Feb 2023

to

31 Jan 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

3/1 SMEATON AVENUE HOPPERS CROSSING VIC 3029	\$340,000	19-Oct-23
4/1 BAYVIEW CRESCENT HOPPERS CROSSING VIC 3029	\$350,000	22-Jan-24
3/20-24 COURTNEY AVENUE HOPPERS CROSSING VIC 3029	\$370,000	05-Oct-23

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: 12 February 2024



3/1 SMEATON AVENUE HOPPERS CROSSING VIC 3029

Sold Price

\$340,000

Sold Date

19-Oct-23

 2

 1

 1

Distance

0.38km



4/1 BAYVIEW CRESCENT HOPPERS CROSSING VIC 3029

Sold Price

^{RS} **\$350,000**

Sold Date

22-Jan-24

 2

 1

 -

Distance

1.41km



3/20-24 COURTNEY AVENUE HOPPERS CROSSING VIC 3029

Sold Price

\$370,000

Sold Date

05-Oct-23

 2

 1

 1

Distance

1.95km

RS = Recent sale

UN = Undisclosed Sale

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