

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

29 GUINANE AVENUE HOPPERS CROSSING VIC 3029

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

or range between

\$700,000

&

\$720,000

Median sale price

Median price

\$619,444

Property Type

House

Suburb

HOOPERS CROSSING

Period - From

January 2024

to

December 2024

Source

REA

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last eighteen 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
20 BAGGOTT DRIVE HOPPERS CROSSING VIC 3029	\$810,000	14/07/2023
16 PATTERSON AVENUE HOPPERS CROSSING VIC 3029	\$705,000	13/04/2024
135 HEATHS ROAD HOPPERS CROSSING VIC 3029	\$700,000	08/12/2023

This Statement of Information was prepared on:

7/01/2025