

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 MCKELLAR 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

\$520,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

House

Suburb

Hoppers Crossing

Period-from

01 Feb 2024

to

31 Jan 2025

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

1 FOWLER STREET HOPPERS CROSSING VIC 3029	\$580,000	27-Jan-25
18 NORTHEY CRESCENT HOPPERS CROSSING VIC 3029	\$590,000	23-Dec-24
29 PRIESTLEY AVENUE HOPPERS CROSSING VIC 3029	\$583,000	08-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: 25 February 2025



1 FOWLER STREET HOPPERS CROSSING VIC 3029

3 1 2

Sold Price ^{RS} **\$580,000** ^{UN} Sold Date **27-Jan-25**

Distance **0.06km**



18 NORTHEY CRESCENT HOPPERS CROSSING VIC 3029

3 1 -

Sold Price **\$590,000** Sold Date **23-Dec-24**

Distance **0.17km**



29 PRIESTLEY AVENUE HOPPERS CROSSING VIC 3029

3 1 -

Sold Price **\$583,000** Sold Date **08-Oct-24**

Distance **0.24km**

RS = Recent sale **UN** = Undisclosed Sale

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