

## 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

32 STRATHMORE CRESCENT 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

or range  
between

\$499,999

&

\$549,999

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$615,000

Property type

House

Suburb

Hoppers Crossing

Period-from

01 May 2023

to

30 Apr 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 DYER STREET HOPPERS CROSSING VIC 3029	\$560,000	18-Mar-24
34 STRANG STREET HOPPERS CROSSING VIC 3029	\$572,500	30-Mar-24
14 BERNHARDT AVENUE HOPPERS CROSSING VIC 3029	\$580,000	07-Feb-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: 07 May 2024



**3 DYER STREET HOPPERS  
CROSSING VIC 3029**

 3  1  1

Sold Price **\$560,000** Sold Date **18-Mar-24**

Distance **0.99km**



**34 STRANG STREET HOPPERS  
CROSSING VIC 3029**

 3  1  -

Sold Price <sup>RS</sup> **\$572,500** Sold Date **30-Mar-24**

Distance **0.98km**



**14 BERNHARDT AVENUE HOPPERS  
CROSSING VIC 3029**

 3  1  2

Sold Price <sup>RS</sup> **\$580,000** Sold Date **07-Feb-24**

Distance **0.87km**



**8 SECOND AVENUE HOPPERS  
CROSSING VIC 3029**

 3  1  5

Sold Price **\$580,888** Sold Date **09-Dec-23**

Distance **1.09km**



**1 NOONAN ROAD HOPPERS  
CROSSING VIC 3029**

 3  1  3

Sold Price **\$600,000** Sold Date **25-Jan-24**

Distance **0.71km**

RS = Recent sale      UN = Undisclosed Sale

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