

# 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

37 Oneill Avenue, 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)

Single price \$650,000

### Median sale price

Median price \$635,000 Property type *House* Suburb Hoppers Crossing

Period - From 01/03/2024 to 31/05/2024 Source  PropTrack

### 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 six 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
4 Langridge Street, Hoppers Crossing, VIC 3029	\$635,000	31/03/2024
18 Rudolph Street, Hoppers Crossing, VIC 3029	\$630,000	26/01/2024
28 Harris Avenue, Hoppers Crossing, VIC 3029	\$625,514	21/02/2024

**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 six months.

This Statement of Information was prepared on: 06/06/2024