

## 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

54 MCMURRAY 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

\$700,000

&

\$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$615,000

Property type

House

Suburb

Hoppers Crossing

Period-from

01 Apr 2023

to

31 Mar 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

4 REGENCY TERRACE HOPPERS CROSSING VIC 3029	\$760,000	12-Nov-23
2 CROSSWAY AVENUE TARNEIT VIC 3029	\$740,000	23-Dec-23
222 HOGANS ROAD HOPPERS CROSSING VIC 3029	\$720,000	20-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: 18 April 2024



**4 REGENCY TERRACE HOPPERS CROSSING VIC 3029**

 4  2  2

Sold Price **\$760,000** Sold Date **12-Nov-23**

Distance **0.48km**



**2 CROSSWAY AVENUE TARNEIT VIC 3029**

 4  2  2

Sold Price **\$740,000** Sold Date **23-Dec-23**

Distance **1.85km**



**222 HOGANS ROAD HOPPERS CROSSING VIC 3029**

 4  2  2

Sold Price <sup>RS</sup> **\$720,000** Sold Date **20-Feb-24**

Distance **0.3km**

RS = Recent sale      UN = Undisclosed Sale

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