

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

1/595 TARNEIT ROAD 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

\$385,000

&

\$405,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$436,000

Property type

Unit

Suburb

Hoppers Crossing

Period-from

01 Sep 2022

to

31 Aug 2023

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

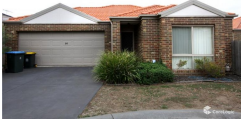
Date of sale

36/156-158 BETHANY ROAD HOPPERS CROSSING VIC 3029	\$395,000	24-Feb-23
1/11 TALLONG COURT HOPPERS CROSSING VIC 3029	\$405,000	22-Feb-23
87/27 TURVA AVENUE TARNEIT VIC 3029	\$405,000	07-Jun-23

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 September 2023



**36/156-158 BETHANY ROAD
 HOPPERS CROSSING VIC 3029**

 3  1  2

Sold Price **\$395,000** Sold Date **24-Feb-23**

Distance **0.44km**



**1/11 TALLONG COURT HOPPERS
 CROSSING VIC 3029**

 3  1  1

Sold Price **\$405,000** Sold Date **22-Feb-23**

Distance **1.33km**



**87/27 TURVA AVENUE TARNEIT
 VIC 3029**

 2  2  1

Sold Price

Sold Date **07-Jun-23**

Distance **1.9km**

RS = Recent sale UN = Undisclosed Sale

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