

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

18/151-167 BETHANY 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

\$395,000

&

\$430,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$440,000

Property type

Unit

Suburb

Hoppers Crossing

Period-from

01 Aug 2022

to

31 Jul 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

10/151-167 BETHANY ROAD HOPPERS CROSSING VIC 3029	\$415,000	24-May-23
3/727 TARNEIT ROAD TARNEIT VIC 3029	\$415,000	15-Aug-23
1/1 PROTEA COURT HOPPERS CROSSING VIC 3029	\$440,000	06-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: 29 August 2023



**10/151-167 BETHANY ROAD
 HOPPERS CROSSING VIC 3029**

2 1 1

Sold Price **\$415,000** Sold Date **24-May-23**

Distance **0.06km**



**3/727 TARNEIT ROAD TARNEIT
 VIC 3029**

2 1 1

Sold Price ^{RS} **\$415,000** Sold Date **15-Aug-23**

Distance **1.18km**



**1/1 PROTEA COURT HOPPERS
 CROSSING VIC 3029**

2 1 1

Sold Price **\$440,000** Sold Date **06-Jun-23**

Distance **0.75km**

RS = Recent sale UN = Undisclosed Sale

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