

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

24/156-158 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

\$435,000

&

\$475,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Unit

Suburb

Hoppers Crossing

Period-from

01 Sep 2023

to

31 Aug 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

1/111 HOGANS ROAD HOPPERS CROSSING VIC 3029	\$515,000	29-May-24
38/156-158 BETHANY ROAD HOPPERS CROSSING VIC 3029	-	16-Aug-24
21/156-158 BETHANY ROAD HOPPERS CROSSING VIC 3029	\$440,000	07-Aug-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: 17 September 2024



**1/111 HOGANS ROAD HOPPERS
CROSSING VIC 3029**

 3  2  1

Sold Price **\$515,000** Sold Date **29-May-24**

Distance **1.98km**



**38/156-158 BETHANY ROAD
HOPPERS CROSSING VIC 3029**

 2  1  1

Sold Price ^{RS} - ^{UN} Sold Date **16-Aug-24**

Distance **0.03km**



**21/156-158 BETHANY ROAD
HOPPERS CROSSING VIC 3029**

 2  1  -

Sold Price ^{RS} **\$440,000** Sold Date **07-Aug-24**

Distance **0.03km**

RS = Recent sale UN = Undisclosed Sale

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