

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

20/151-167 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

\$380,000

&

\$400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Hoppers Crossing

Period-from

01 Mar 2020

to

28 Feb 2021

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

10/617 Tarneit Road Hoppers Crossing VIC 3029	\$436,200	19-May-20
23/156-158 Bethany Road Hoppers Crossing VIC 3029	\$400,000	14-Dec-20
1/227 Hogans Road Hoppers Crossing VIC 3029	\$393,000	23-Feb-21

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: 22 March 2021



**10/617 Tarneit Road Hoppers
Crossing VIC 3029**

 3  2  1

Sold Price **\$436,200** Sold Date **19-May-20**

Distance **0.12km**



**23/156-158 Bethany Road Hoppers
Crossing VIC 3029**

 3  1  2

Sold Price **\$400,000** Sold Date **14-Dec-20**

Distance **0.18km**



**1/227 Hogans Road Hoppers
Crossing VIC 3029**

 3  2  1

Sold Price ^{RS} **\$393,000** Sold Date **23-Feb-21**

Distance **1.08km**

RS = Recent sale **UN** = Undisclosed Sale

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