

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 24 / 156-158 Bethany Road, Hoppers Crossing 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 \$384,999 or range between \$\* & \$

### Median sale price

(\*Delete house or unit as applicable)

Median price \$402,500 \*House ☐ \*Unit ☒ Suburb Hoppers Crossing  
Period - From March 2017 to May 2017 Source APM - Pricefinder

### 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 six 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 – 2 / 10 Governor Close, Tarneit | \$375,000 | 14/02/2017   |
| 2 – 2 / 14 Larissa Street, Tarneit | \$365,000 | 21/06/2017   |
| 3 – 23A Tableland Road, Tarneit    | \$370,000 | 03/05/2017   |

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 six months.

Brian Mark  
The local agents you can trust