

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

10/151-167 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

\$400,000

&

\$430,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$431,000

Property type

Unit

Suburb

Hoppers Crossing

Period-from

01 May 2022

to

30 Apr 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

4/156-158 BETHANY ROAD HOPPERS CROSSING VIC 3029	\$440,000	08-Apr-23
26/156-158 BETHANY ROAD HOPPERS CROSSING VIC 3029	\$435,000	07-Mar-23
36/156-158 BETHANY ROAD HOPPERS CROSSING VIC 3029	\$395,000	24-Feb-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: 10 May 2023

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**4/156-158 BETHANY ROAD
HOPPERS CROSSING VIC 3029**

3 1 2

Sold Price ^{RS} **\$440,000** Sold Date **08-Apr-23**

Distance **0.11km**



**26/156-158 BETHANY ROAD
HOPPERS CROSSING VIC 3029**

3 1 2

Sold Price ^{RS} **\$435,000** Sold Date **07-Mar-23**

Distance **0.2km**



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

3 1 2

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

Distance **0.22km**

RS = Recent sale

UN = Undisclosed Sale

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