

## 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

46/156-158 BETHANY ROAD HOPPERS CROSSING VIC 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

or range  
between

\$395,000

&

\$425,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Unit

Suburb

Hoppers Crossing

Period-from

01 Feb 2024

to

31 Jan 2025

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

38/156-158 BETHANY ROAD HOPPERS CROSSING VIC 3029	\$430,000	13-Aug-24
29/156-158 BETHANY ROAD HOPPERS CROSSING VIC 3029	\$393,000	16-Oct-24
2/69 BABELLE ROAD TARNEIT VIC 3029	\$422,000	16-Sep-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: 03 February 2025

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

 2  1  1

Sold Price **\$430,000** Sold Date **13-Aug-24**

Distance **0.06km**



**29/156-158 BETHANY ROAD  
HOPPERS CROSSING VIC 3029**

 2  1  1

Sold Price **\$393,000** Sold Date **16-Oct-24**

Distance **0.06km**



**2/69 BABELE ROAD TARNEIT VIC  
3029**

 2  1  1

Sold Price **\$422,000** Sold Date **16-Sep-24**

Distance **0.9km**

RS = Recent sale      UN = Undisclosed Sale

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