

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 124A Bethany rd Hoppers Crossing Vic 3029

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$* or range between \$*530,000 & \$560,000

Median sale price

Median price \$ 620,000 Property type Townhouse Suburb Hoppers Crossing 3029

Period - From JULY, 2023 to June,2024 Source Real estate.com

Comparable property sales (*Delete A or B below as applicable)

A* ~~that the These are the three properties sold within two kilometres of the property for sale in the last six months estate agent or agent's representative considers to be most comparable to the property for sale.~~

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.~~

This Statement of Information was prepared on: 18 June, 2024