

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

49/156-158 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

\$419,999

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Unit

Suburb

Hoppers Crossing

Period-from

01 Jan 2024

to

31 Dec 2024

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

2/113 VIRGILIA DRIVE HOPPERS CROSSING VIC 3029	\$450,000	06-Nov-24
6/30 WYNARKA DRIVE HOPPERS CROSSING VIC 3029	\$475,000	20-Nov-24
13/547 TARNEIT ROAD HOPPERS CROSSING VIC 3029	\$400,000	24-Oct-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: 28 January 2025



2/113 VIRGILIA DRIVE HOPPERS CROSSING VIC 3029

2 1 1

Sold Price **\$450,000** Sold Date **06-Nov-24**

Distance **0.5km**



6/30 WYNARKA DRIVE HOPPERS CROSSING VIC 3029

1 1 1

Sold Price **\$475,000** Sold Date **20-Nov-24**

Distance **1.35km**



13/547 TARNEIT ROAD HOPPERS CROSSING VIC 3029

2 1 1

Sold Price **\$400,000** Sold Date **24-Oct-24**

Distance **0.94km**

RS = Recent sale

UN = Undisclosed Sale

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