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	25/156-158 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~~		or range between	$420,000	&	$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$431,500	Property type	Unit	Suburb	Hoppers Crossing
Period-from	01 Jun 2022	to	31 May 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
24/156-158 BETHANY ROAD HOPPERS CROSSING VIC 3029	$435,000	08-Mar-23
26/156-158 BETHANY ROAD HOPPERS CROSSING VIC 3029	$435,000	07-Mar-23
4/156-158 BETHANY ROAD HOPPERS CROSSING VIC 3029	$440,000	08-Apr-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: 13 June 2023

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24/156-158 BETHANY ROAD HOPPERS CROSSING VIC 3029

3 1 2

Sold Price **$435,000** Sold Date **08-Mar-23**

Distance **0.01km**



26/156-158 BETHANY ROAD HOPPERS CROSSING VIC 3029

3 1 2

Sold Price RS **$435,000** Sold Date **07-Mar-23**

Distance **0.01km**



4/156-158 BETHANY ROAD HOPPERS CROSSING VIC 3029

3 1 2

Sold Price **$440,000** Sold Date **08-Apr-23**

Distance **0.11km**

RS = Recent sale **UN** = Undisclosed Sale

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