

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



111 BETHANY ROAD, HOPPERS







Indicative Selling Price

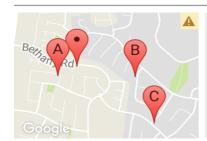
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

\$550,000 to \$580,000

Provided by: Waran Naidu, Commercial Real Estate Group

MEDIAN SALE PRICE



HOPPERS CROSSING, VIC, 3029

Suburb Median Sale Price (House)

\$500,000

01 January 2017 to 31 December 2017

Provided by: **pricefinder**

COMPARABLE PROPERTIES

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



32 TOULOUSE CRES, HOPPERS CROSSING, VIC 🕮 3 😩 2 🚓 2







Sale Price

*\$580,000

Sale Date: 14/12/2017

Distance from Property: 140m





6 MIRAMBEEK RD, HOPPERS CROSSING, VIC









Sale Price

***\$556,055**

Sale Date: 29/08/2017

Distance from Property: 386m





42 BETHANY RD, HOPPERS CROSSING, VIC







Sale Price

*\$573,500

Sale Date: 28/11/2017

Distance from Property: 646m



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

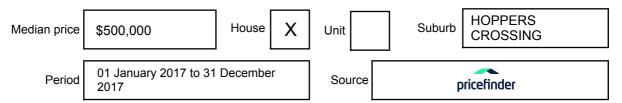
Address Including suburb and postcode	111 BETHANY ROAD, HOPPERS CROSSING, VIC 3029
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range: \$550,000 to \$580,000

Median sale price



Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
32 TOULOUSE CRES, HOPPERS CROSSING, VIC 3029	*\$580,000	14/12/2017
6 MIRAMBEEK RD, HOPPERS CROSSING, VIC 3029	*\$556,055	29/08/2017
42 BETHANY RD, HOPPERS CROSSING, VIC 3029	*\$573,500	28/11/2017