

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**111 BETHANY ROAD, HOPPERS**

 3  2  2

**Indicative Selling Price**

For the meaning of this price see [consumer.vic.au/underquoting](http://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: 

## 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**  3  2  2

Sale Price

**\*\$556,055**

Sale Date: 29/08/2017

Distance from Property: 386m



**42 BETHANY RD, HOPPERS CROSSING, VIC**  3  2  2

Sale Price

**\*\$573,500**

Sale Date: 28/11/2017

Distance from Property: 646m



This report has been compiled on 29/01/2018 by Commercial Real Estate Group. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

## 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

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

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

### Median sale price

Median price \$500,000

House

Unit

Suburb HOPPERS  
CROSSING

Period 01 January 2017 to 31 December  
2017

Source

 pricfinder

### 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