

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

109 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

\$599,000

&

\$639,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

House

Suburb

Hoppers Crossing

Period-from

01 Nov 2022

to

31 Oct 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

9 SANDLEFORD WAY HOPPERS CROSSING VIC 3029	\$635,000	31-Aug-23
21 DELORAINE DRIVE HOPPERS CROSSING VIC 3029	\$629,000	16-Oct-23
2 MAILRUN COURT HOPPERS CROSSING VIC 3029	\$600,000	20-Aug-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: 06 November 2023

Harcourts Point Cook

Proudly presented by Eyad & Muhammad Khudruj

EK:0414 711 647

MK:0479 194 916

Shop 216, 2 Main Street, Point Cook Town Centre


**9 SANDLEFORD WAY HOPPERS
CROSSING VIC 3029**
 4  2  2

Sold Price

^{RS}
\$635,000

Sold Date

31-Aug-23

Distance

0.52km

**21 DELORAINE DRIVE HOPPERS
CROSSING VIC 3029**
 3  2  2

Sold Price

^{RS}
\$629,000

Sold Date

16-Oct-23

Distance

0.62km

**2 MAILRUN COURT HOPPERS
CROSSING VIC 3029**
 3  2  2

Sold Price

\$600,000

Sold Date

20-Aug-23

Distance

1.84km
RS = Recent sale

UN = Undisclosed Sale

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