

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

180 Flat Rock Road, Hurstbridge Vic 3099

Indicative selling price

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

Range between

\$1,600,000

&

\$1,750,000

Median sale price

Median price

\$917,500

Property Type

House

Suburb

Hurstbridge

Period - From

26/04/2022

to

25/04/2023

Source

REIV

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 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
1	85 Manuka Rd PANTON HILL 3759	\$2,000,000	23/11/2022
2			
3			

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 six months.

This Statement of Information was prepared on:

26/04/2023 11:03



 4  4  2

Property Type: House
Land Size: 70700 sqm approx
Agent Comments

Indicative Selling Price
\$1,600,000 - \$1,750,000
Median House Price
26/04/2022 - 25/04/2023: \$917,500

Comparable Properties

85 Manuka Rd PANTON HILL 3759 (REI)

Agent Comments

 4  2  4

Price: \$2,000,000
Method:
Date: 23/11/2022
Property Type: House

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 six months.