Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	180 Flat Rock Road, Hurstbridge Vic 3099
Including suburb and	

Address	180 Flat Rock Road, Hurstbridge Vic 3099
Including suburb and	
postcode	

Indicative selling price

Property offered for sale

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	Pro	perty 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

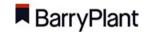
Ad	dress of comparable property	Price	Date of sale
1	85 Manuka Rd PANTON HILL 3759	\$2,000,000	23/11/2022
2			
3			

OR

В* 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









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)

Price: \$2,000,000

Method:

Date: 23/11/2022 Property Type: House **Agent Comments**

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.

Account - Barry Plant | P: 03 9842 8888



