

## 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

26 HURST ROAD HURSTBRIDGE VIC 3099

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$950,000

&

\$1,020,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$905,000

Property type

House

Suburb

Hurstbridge

Period-from

01 Mar 2021

to

28 Feb 2022

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

21 STEWART ROAD HURSTBRIDGE VIC 3099	\$1,085,000	02-Dec-21
12 BAMBARA ROAD HURSTBRIDGE VIC 3099	\$982,000	08-Dec-21
31 ACACIA ROAD HURSTBRIDGE VIC 3099	\$1,025,000	13-Dec-21

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.

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**21 STEWART ROAD HURSTBRIDGE VIC 3099** Sold Price **\$1,085,000** Sold Date **02-Dec-21**

3 2 -

Distance **0.11km**



**12 BAMBARA ROAD HURSTBRIDGE VIC 3099** Sold Price **\$982,000** Sold Date **08-Dec-21**

3 2 3

Distance **-**



**31 ACACIA ROAD HURSTBRIDGE VIC 3099** Sold Price **\$1,025,000** Sold Date **13-Dec-21**

4 2 2

Distance **0.46km**

**RS** = Recent sale **UN** = Undisclosed Sale

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