

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

61 TAYLOR ROAD HURSTBRIDGE VIC 3099

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

\$790,000

&

\$830,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$951,500

Property type

House

Suburb

Hurstbridge

Period-from

01 May 2022

to

30 Apr 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

40 HILLCREST ROAD HURSTBRIDGE VIC 3099	810000	01-Dec-22
65 TAYLOR ROAD HURSTBRIDGE VIC 3099	890500	01-Apr-23
15 HURST ROAD HURSTBRIDGE VIC 3099	950000	02-Dec-22

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: 09 May 2023



**40 HILLCREST ROAD
HURSTBRIDGE VIC 3099**

 3  2  1

Sold Price

810000

Sold Date **01-Dec-22**

Distance **0.72km**



**65 TAYLOR ROAD HURSTBRIDGE
VIC 3099**

 4  1  2

Sold Price

^{RS} **890500**

Sold Date **01-Apr-23**

Distance **0.05km**



**15 HURST ROAD HURSTBRIDGE
VIC 3099**

 3  1  1

Sold Price

950000

Sold Date **02-Dec-22**

Distance **1.14km**

RS = Recent sale

UN = Undisclosed Sale

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