

## 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

55-57 MEANDER ROAD HURSTBRIDGE VIC 3099

### Indicative selling price

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

Single Price

or range  
between

\$740,000

&

\$790,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$910,000

Property type

House

Suburb

Hurstbridge

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

139 MEANDER ROAD HURSTBRIDGE VIC 3099	\$850,000	16-Sep-23
22 HALEYS GULLY ROAD HURSTBRIDGE VIC 3099	\$750,000	02-May-23
95 MEANDER ROAD HURSTBRIDGE VIC 3099	\$670,000	11-Nov-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: 21 November 2023



### 139 MEANDER ROAD HURSTBRIDGE VIC 3099

 3  1  1

Sold Price

<sup>RS</sup> **\$850,000** Sold Date **16-Sep-23**

Distance **0.45km**



### 22 HALEYS GULLY ROAD HURSTBRIDGE VIC 3099

 3  1  3

Sold Price

**\$750,000** Sold Date **02-May-23**

Distance **0.42km**



### 95 MEANDER ROAD HURSTBRIDGE VIC 3099

 3  1  2

Sold Price

<sup>RS</sup> **\$670,000** Sold Date **11-Nov-23**

Distance **0.22km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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