

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

34 Meander Road, Hurstbridge Vic 3099

Indicative selling price

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

Range between

\$950,000

&

\$1,045,000

Median sale price

Median price

\$937,150

Property Type

House

Suburb

Hurstbridge

Period - From

01/04/2024

to

30/06/2024

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	42 Acacia Rd HURSTBRIDGE 3099	\$960,000	16/08/2024
2	42 Meander Rd HURSTBRIDGE 3099	\$875,000	15/07/2024
3	29 Taylor Rd HURSTBRIDGE 3099	\$1,050,000	15/05/2024

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:

05/09/2024 10:30



 3  2  3

Property Type: House
Land Size: 935 sqm approx
Agent Comments

Indicative Selling Price
\$950,000 - \$1,045,000
Median House Price
June quarter 2024: \$937,150

Comparable Properties



42 Acacia Rd HURSTBRIDGE 3099 (REI)

Agent Comments

 3  2  -

Price: \$960,000
Method: Private Sale
Date: 16/08/2024
Property Type: House
Land Size: 1424 sqm approx



42 Meander Rd HURSTBRIDGE 3099 (REI)

Agent Comments

 3  1  1

Price: \$875,000
Method: Private Sale
Date: 15/07/2024
Property Type: House
Land Size: 892 sqm approx



29 Taylor Rd HURSTBRIDGE 3099 (REI/VG)

Agent Comments

 4  2  4

Price: \$1,050,000
Method: Private Sale
Date: 15/05/2024
Property Type: House
Land Size: 1042 sqm approx

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