

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

46 Meander Road, Hurstbridge Vic 3099

Indicative selling price

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

Range between

\$600,000

&

\$640,000

Median sale price

Median price

\$754,950

House

X

Unit

Suburb

Hurstbridge

Period - From

01/07/2017

to

30/06/2018

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		
2		
3		

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.



 3  1  2

Rooms: 5
Property Type: House (Res)
Land Size: 671 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$600,000 - \$640,000
Median House Price
Year ending June 2018: \$754,950

Comparable Properties



4 Melissa CI HURSTBRIDGE 3099 (REI/VG)

[Agent Comments](#)

 3  1  2

Price: \$661,200
Method: Sold Before Auction
Date: 06/03/2018
Rooms: 4
Property Type: House (Res)
Land Size: 587 sqm approx



7 Fairdell Cr HURSTBRIDGE 3099 (REI/VG)

[Agent Comments](#)

 3  1  -

Price: \$650,000
Method: Private Sale
Date: 18/06/2018
Rooms: 4
Property Type: House
Land Size: 813 sqm approx

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.