#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for s	ale
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Address Including suburb and postcode	

#### Indicative selling price

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

Range between \$930,000	&	\$980,000
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#### Median sale price

Median price	\$960,000	Pro	perty Type	House		Suburb	Hurstbridge
Period - From	01/07/2021	to	30/06/2022		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

7,01	aress of comparable property	1 1100	Date of Sale
1	13 Rose Av HURSTBRIDGE 3099	\$990,000	27/05/2022
2	17 Anzac Av HURSTBRIDGE 3099	\$953,000	28/03/2022
3			

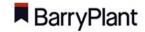
#### OR

**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.

This Statement of Information was prepared on:	15/08/2022 12:51



Date of sale







Property Type: House Land Size: 1018 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$930,000 - \$980,000 **Median House Price** Year ending June 2022: \$960,000

## Comparable Properties



13 Rose Av HURSTBRIDGE 3099 (REI/VG)



Price: \$990,000 Method: Private Sale Date: 27/05/2022 Property Type: House Land Size: 1583 sqm approx **Agent Comments** 

Agent Comments



17 Anzac Av HURSTBRIDGE 3099 (REI/VG)





Price: \$953,000 Method: Private Sale Date: 28/03/2022 Property Type: House Land Size: 644 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.

**Account** - Barry Plant | P: 03 94381133



