

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

15 Bambara Road, Hurstbridge Vic 3099

Indicative selling price

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

Single price \$769,000

Median sale price

Median price \$774,000

House

X

Unit

Suburb Hurstbridge

Period - From 01/04/2018

to 31/03/2019

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	46 Hillcrest Rd HURSTBRIDGE 3099	\$735,000	19/12/2018
2	103 Wattletree Rd HURSTBRIDGE 3099	\$734,000	30/11/2018
3	37 Daphne Cr HURSTBRIDGE 3099	\$725,000	08/03/2019

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.



 5  3  3

Rooms:
Property Type: House
Land Size: 1124 sqm approx
Agent Comments

Indicative Selling Price
\$769,000
Median House Price
Year ending March 2019: \$774,000

Comparable Properties



46 Hillcrest Rd HURSTBRIDGE 3099 (REI/VG) Agent Comments

 4  2  2

Price: \$735,000
Method: Private Sale
Date: 19/12/2018
Rooms: 6
Property Type: House
Land Size: 1098 sqm approx



103 Wattletree Rd HURSTBRIDGE 3099 (REI/VG) Agent Comments

 4  2  2

Price: \$734,000
Method: Private Sale
Date: 30/11/2018
Rooms: -
Property Type: House (Res)
Land Size: 617 sqm approx



37 Daphne Cr HURSTBRIDGE 3099 (REI) Agent Comments

 3  2  2

Price: \$725,000
Method: Private Sale
Date: 08/03/2019
Rooms: 5
Property Type: House
Land Size: 1018 sqm approx