

## 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

12 Stewart Road, Hurstbridge Vic 3099

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$630,000

&

\$670,000

#### 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	4 Kenarra Ct HURSTBRIDGE 3099	\$695,000	28/05/2019
2	5 Fairdell Cr HURSTBRIDGE 3099	\$675,000	02/01/2019
3	7 Melissa CI HURSTBRIDGE 3099	\$610,000	01/06/2019

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.



 3   
  2   
  1

**Rooms:** 5

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 838 sqm approx

Agent Comments

**Indicative Selling Price**

\$630,000 - \$670,000

**Median House Price**

Year ending March 2019: \$774,000

## Comparable Properties



**4 Kenarra Ct HURSTBRIDGE 3099 (REI)**

Agent Comments

 3   
  2   
  2

**Price:** \$695,000

**Method:** Private Sale

**Date:** 28/05/2019

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 1021 sqm approx



**5 Fairdell Cr HURSTBRIDGE 3099 (REI/VG)**

Agent Comments

 3   
  1   
  3

**Price:** \$675,000

**Method:** Private Sale

**Date:** 02/01/2019

**Rooms:** 4

**Property Type:** House

**Land Size:** 854 sqm approx



**7 Melissa Ct HURSTBRIDGE 3099 (REI)**

Agent Comments

 3   
  2   
  3

**Price:** \$610,000

**Method:** Private Sale

**Date:** 01/06/2019

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 416 sqm approx