### Statement of Information

# Single residential property located in the Melbourne metropolitan area

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

## Property offered for sale

6 Acacia Road, Hurstbridge Vic 3099
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#### Indicative selling price

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

Range between \$960,00	0 &	\$1,050,000
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#### Median sale price

Median price \$942,000	Pro	operty Type Hou	use	;	Suburb	Hurstbridge
Period - From 26/11/2023	to	25/11/2024	Sou	urce	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

Add	dress of comparable property	Price	Date of sale
1	10 Coolaroo Av HURSTBRIDGE 3099	\$1,025,000	12/11/2024
2	42 Acacia Rd HURSTBRIDGE 3099	\$960,000	16/08/2024
3	42 Meander Rd HURSTBRIDGE 3099	\$875,000	15/07/2024

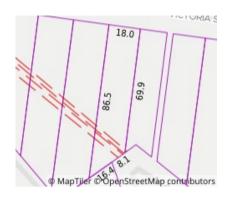
#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	26/11/2024 09:24







**Property Type:** House Land Size: 1406 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$960,000 - \$1,050,000 **Median House Price** 26/11/2023 - 25/11/2024: \$942,000

## Comparable Properties



10 Coolaroo Av HURSTBRIDGE 3099 (REI)

Price: \$1,025,000 Method: Private Sale Date: 12/11/2024 Property Type: House Land Size: 1905 sqm approx **Agent Comments** 



42 Acacia Rd HURSTBRIDGE 3099 (REI/VG)

**Agent Comments** 

Price: \$960,000 Method: Private Sale Date: 16/08/2024 Property Type: House

Land Size: 1424 sqm approx

42 Meander Rd HURSTBRIDGE 3099 (REI/VG)

Price: \$875,000 Method: Private Sale Date: 15/07/2024

**Agent Comments** 

Property Type: House Land Size: 892 sqm approx

Account - Barry Plant | P: (03) 9431 1243





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