

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

1 Meander Road, Hurstbridge, VIC 3099

Indicative selling price

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

Range between

\$950,000

&

\$990,000

Median sale price

Median price

\$940,500

Property Type

House

Suburb

Hurstbridge

Period - From

09/06/2024

to

08/12/2024

Source

price_finder

Comparable property sales (*Delete A or B below as applicable)

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.

| Address of comparable property | Price | Date of sale |
|---------------------------------------|-----------|--------------|
| 1 42 Acacia Road Hurstbridge Vic 3099 | \$960,000 | 16/08/2024 |
| | | |
| | | |

This Statement of Information was prepared on:

09/12/2024