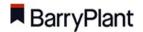
## Statement of Information

## Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

Prop	erty offered	d for s	sale							
Address Including suburb and postcode			1038 Heidelberg-kinglake Road, Hurstbridge Vic 3099							
Indic	ative sellin	g pric	e							
For th	e meaning o	f this p	orice see	con	sumer.vic.gov.a	au/underqu	oting			
Range between \$1,50			0,000		&	\$1,650	\$1,650,000			
Media	an sale pri	се								
Median price \$975,0		975,00	Property Type Ho			ouse		Suburk	Hurstbridge	Э
Period - From 01/04/		1/04/2	021	to	31/03/2022		Source	REIV		
Com	parable pro	perty	sales	(*De	lete A or B be	elow as a	pplical	ble)		
<b>A*</b>	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										
2										
3										
OR										
<b>B</b> * The estate agent or agent's representative reasonably believes that fewer than three properties were sold within two kilometres of the property for sale in the last six me									•	
	This Statement of Information was prepared on:						on:	01/06/2022 17:21		









Property Type: House - Acreage Land Size: 32500 sqm approx

**Agent Comments** 

Indicative Selling Price \$1,500,000 - \$1,650,000 Median House Price Year ending March 2022: \$975,000

## Comparable Properties

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



