

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

20-22 Acacia Road, Hurstbridge Vic 3099

Indicative selling price

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

Single price

\$949,000

Median sale price

Median price

\$885,000

Property Type

House

Suburb

Hurstbridge

Period - From

01/10/2020

to

30/09/2021

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	29 Hillcrest Rd HURSTBRIDGE 3099	\$982,000	22/06/2021
2	44 Bingley Av HURSTBRIDGE 3099	\$975,000	10/07/2021
3	769 Heidelberg Kinglake Rd HURSTBRIDGE 3099	\$900,000	14/08/2021

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.~~

This Statement of Information was prepared on:

14/12/2021 11:17



 4  2  2

Property Type: House
Land Size: 2083 sqm approx
Agent Comments

Indicative Selling Price
\$949,000

Median House Price
Year ending September 2021: \$885,000

Comparable Properties



29 Hillcrest Rd HURSTBRIDGE 3099 (REI/VG) **Agent Comments**

 4  3  2

Price: \$982,000
Method: Private Sale
Date: 22/06/2021
Property Type: House (Res)
Land Size: 1477 sqm approx



44 Bingley Av HURSTBRIDGE 3099 (REI/VG) **Agent Comments**

 4  2  1

Price: \$975,000
Method: Private Sale
Date: 10/07/2021
Property Type: House
Land Size: 1200 sqm approx



769 Heidelberg Kinglake Rd HURSTBRIDGE 3099 (REI/VG) **Agent Comments**

 5  2  4

Price: \$900,000
Method: Private Sale
Date: 14/08/2021
Property Type: House
Land Size: 1272 sqm approx