

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 3 Royston Rise, Hurstbridge Vic 3099

Indicative selling price

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

Range between \$820,000

&

\$870,000

Median sale price

Median price \$754,950

House

X

Unit

Suburb Hurstbridge

Period - From 01/07/2017

to

30/06/2018

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 | | |
| 2 | | |
| 3 | | |

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.



 4  2  2

Rooms: 8

Property Type: House (Res)

Land Size: 1284 sqm approx

Agent Comments

Indicative Selling Price

\$820,000 - \$870,000

Median House Price

Year ending June 2018: \$754,950

Comparable Properties



5 Milton Way HURSTBRIDGE 3099 (REI)

Agent Comments

 4  2  -

Price: \$846,000

Method: Private Sale

Date: 27/08/2018

Rooms: -

Property Type: House

Land Size: 840 sqm approx

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.