

# 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

345 Flat Rock Road, Hurstbridge Vic 3099

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$2,200,000

&

\$2,400,000

### Median sale price

Median price

\$875,000

Property Type

House

Suburb

Hurstbridge

Period - From

01/07/2024

to

30/09/2024

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	180 Cherry Tree Rd PANTON HILL 3759	\$2,600,000	26/09/2024
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.~~

This Statement of Information was prepared on:

20/11/2024 16:14



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**Property Type:** House  
**Land Size:** 73700 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$2,200,000 - \$2,400,000  
**Median House Price**  
September quarter 2024: \$875,000

## Comparable Properties



**180 Cherry Tree Rd PANTON HILL 3759 (REI)**

**Agent Comments**

 5  2  10

**Price:** \$2,600,000  
**Method:** Private Sale  
**Date:** 26/09/2024  
**Property Type:** House (Res)  
**Land Size:** 145686.83 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.