



3 Bedrooms 1 Bathroom 2 Carports

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 796.779 sqm approx

#### Agent Comments

This extremely well located Contemporary Style Family Home with rustic influence offers a much sought after private/quiet low-density residential living environment. The property is set within easy walking distance to all services & the ever popular Fergusons Paddock with its bicycle/walking tracks.

**Indicative Selling Price**

\$640,000 - \$704,000

**Median House Price**

June quarter 2017: \$696,500

Comprises: 3 Bedrooms (Master with WIR), Open design Kitchen/Meals, Lounge Living, Family Bathroom, Double Garage with Workshop/Storage facility, Magnificent undercover rear decked Pergola 'Al Fresco' BBQ/Entertainment & Outdoor Sitting area with external Spa, additional rear paved Patio, Trailer parking bays x 2, Well established lawn & landscaped native garden bed areas, Polished timber flooring, Cathedral timber lined ceilings with exposed beams, Dishwasher, Combustion wood heater, A/C - heating & cooling, etc.

## Comparable Properties



#### 7 Pinnaroo CI HURSTBRIDGE 3099 (REI/VG)

3 Bedrooms 1 Bathroom 2 Carports

**Price:** \$635,000

**Method:** Private Sale

**Date:** 20/04/2017

**Rooms:** 8

**Property Type:** House

**Land Size:** 1222 sqm approx

#### Agent Comments

Contemporary Style, 3 Bedrooms (Master with BIR's), Open design timber Kitchen/Meals/Family Living, Formal Lounge, separate Dining, Family Bathroom, Double Garage with W/Shop & Storage, Undercover Front & Rear Verandah's, Rear paved Patio 'Al Fresco' BBQ/Entertainment area.



#### 12 Bambara Rd HURSTBRIDGE 3099 (REI/VG)

3 Bedrooms 2 Bathrooms 3 Carports

**Price:** \$630,000

**Method:** Private Sale

**Date:** 08/02/2017

**Rooms:** 5

**Property Type:** House

**Land Size:** 1644 sqm approx

#### Agent Comments

Contemporary Style, 3 Bedrooms (Master with WIR & Full-Ensuite), Timber Kitchen/Meals, Lounge Living, Family Bathroom, Double & Single Carport, Full-length Front Verandah, Large rear undercover Pergola 'Al Fresco' BBQ/Entertainment area, Established lawn & garden beds.



#### 22 Haleys Gully Rd HURSTBRIDGE 3099 (REI/VG)

3 Bedrooms 1 Bathroom 3 Carports

**Price:** \$546,000

**Method:** Private Sale

**Date:** 16/03/2017

**Rooms:** 4

**Property Type:** House

**Land Size:** 1401 sqm approx

#### Agent Comments

Contemporary Style, 3 Bedrooms, Open design Kitchen/Meals/Lounge Living, Family Bathroom, Double Garage, Single Carport, Substantial 'Al Fresco' Outdoor Sitting including Balcony Terrace, Under house Storage & additional rear street access.

## 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 Carlyle Close, Hurstbridge Vic 3099

## Indicative selling price

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

Range between \$640,000

&amp;

\$704,000

## Median sale price

Median price \$696,500

House

X

Suburb

Hurstbridge

Period - From 01/04/2017

to

30/06/2017

Source REIV

## Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
7 Pinnaroo CI HURSTBRIDGE 3099	\$635,000	20/04/2017
12 Bambara Rd HURSTBRIDGE 3099	\$630,000	08/02/2017
22 Haleys Gully Rd HURSTBRIDGE 3099	\$546,000	16/03/2017