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

155 Arthurs Creek Road, Hurstbridge Vic 3099

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting			
Range betweer	\$1,250,000		&		\$1,350,000				
Median sale price									
Median price	\$975,000	Pro	operty Type	Ηοι	ise		Suburb	Hurstbridge	
Period - From	01/04/2021	to	31/03/2022		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	5 Bingley Av HURSTBRIDGE 3099	\$1,200,000	10/05/2022
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:

08/06/2022 15:06









Property Type: House **Land Size:** 10521 sqm approx Agent Comments Indicative Selling Price \$1,250,000 - \$1,350,000 Median House Price Year ending March 2022: \$975,000

Comparable Properties



5 Bingley Av HURSTBRIDGE 3099 (REI)

Price: \$1,200,000 Method: Private Sale Date: 10/05/2022 Property Type: House Land Size: 4047 sqm approx Agent Comments

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





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