## 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

40 Hildebrand Road, Cottles Bridge Vic 3099

#### Indicative selling price

For the meaning	of this price see	e con	sumer.vic.go	ov.au	/underquot	ting		
Range betweer	\$2,200,000		&		\$2,400,000			
Median sale p	ice							
Median price	\$1,700,000	Pr	operty Type	Hou	ise		Suburb	Cottles Bridge
Period - From	31/10/2023	to	30/10/2024		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.

Address of comparable property	Price	Date of sale
1		
2		
3		

#### OR

**B**<sup>\*</sup> 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:

31/10/2024 11:14





Chris Chapman 0421 736 592 chrischapman@jelliscraig.com.au





Property Type: Hobby Farm < 20 ha (Rur) Land Size: 93610 sqm approx Agent Comments Indicative Selling Price \$2,200,000 - \$2,400,000 Median House Price 31/10/2023 - 30/10/2024: \$1,700,000

# **Comparable Properties**

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 - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192



propertydata .com.au The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute Victoria. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.