

# 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 Anzac Avenue, 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 \$1,150,000

&

\$1,250,000

### Median sale price

Median price \$953,000

Property Type House

Suburb Hurstbridge

Period - From 23/02/2022

to

22/02/2023

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	46 Bambara Rd HURSTBRIDGE 3099	\$1,350,000	01/11/2022
2	25 Taylor Rd HURSTBRIDGE 3099	\$1,250,000	30/11/2022
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:

23/02/2023 16:13



 5  2  2

**Property Type:** House (Res)  
**Land Size:** 1034 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,150,000 - \$1,250,000  
**Median House Price**  
23/02/2022 - 22/02/2023: \$953,000

## Comparable Properties



**46 Bambara Rd HURSTBRIDGE 3099 (VG)**

**Agent Comments**

 4  -  -

**Price:** \$1,350,000  
**Method:** Sale  
**Date:** 01/11/2022  
**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 1563 sqm approx



**25 Taylor Rd HURSTBRIDGE 3099 (REI/VG)**

**Agent Comments**

 5  3  2

**Price:** \$1,250,000  
**Method:** Private Sale  
**Date:** 30/11/2022  
**Property Type:** House  
**Land Size:** 1229 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.