## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

## Property offered for sale

38 Hillcrest Road, Hurstbridge Vic 3099
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#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$800,000 & \$880,000
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#### Median sale price

Median price	\$1,270,000	Pro	perty Type	House		Suburb	Hurstbridge
Period - From	01/10/2024	to	31/12/2024		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

Add	dress of comparable property	Price	Date of sale
1	46 Acacia Rd HURSTBRIDGE 3099	\$1,092,500	05/03/2025
2	29 Taylor Rd HURSTBRIDGE 3099	\$1,050,000	15/05/2024
3	4 Haleys Gully Rd HURSTBRIDGE 3099	\$960,000	06/04/2024

#### OR

В\* 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:	05/03/2025 14:28









Property Type: House Land Size: 1300 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$800,000 - \$880,000 **Median House Price** 

December guarter 2024: \$1,270,000

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.

## Comparable Properties

46 Acacia Rd HURSTBRIDGE 3099 (REI)

**Agent Comments** 

Price: \$1,092,500

Method:

Date: 05/03/2025 Property Type: House

29 Taylor Rd HURSTBRIDGE 3099 (REI/VG)





**Agent Comments** 

Price: \$1,050,000 Method: Private Sale Date: 15/05/2024 Property Type: House

Land Size: 1042 sqm approx

4 Haleys Gully Rd HURSTBRIDGE 3099 (REI/VG)



Price: \$960,000 Method: Private Sale Date: 06/04/2024 Property Type: House Land Size: 1087 sqm approx **Agent Comments** 

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