

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 6 Haleys Gully Road, Hurstbridge Vic 3099

Indicative selling price

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

Range between \$860,000 & \$920,000

Median sale price

Median price \$957,000 Property Type House Suburb Hurstbridge

Period - From 01/07/2023 to 30/06/2024 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	Price	Date of sale
1	42 Meander Rd HURSTBRIDGE 3099	\$875,000	15/07/2024
2	12 Cherry Tree Rd HURSTBRIDGE 3099	\$910,000	02/07/2024
3	17 Meander Rd HURSTBRIDGE 3099	\$860,000	01/05/2024

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: 09/09/2024 13:04

6 Haleys Gully Road, Hurstbridge Vic 3099

Kylie McGrath

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kylie.mcgrath@raywhite.com



Property Type: House (Previously Occupied - Detached)

Land Size: 1101 sqm approx

Agent Comments

Indicative Selling Price

\$860,000 - \$920,000

Median House Price

Year ending June 2024: \$957,000

Comparable Properties



42 Meander Rd HURSTBRIDGE 3099 (REI)

Agent Comments



Price: \$875,000

Method: Private Sale

Date: 15/07/2024

Property Type: House

Land Size: 892 sqm approx



12 Cherry Tree Rd HURSTBRIDGE 3099 (REI)

Agent Comments



Price: \$910,000

Method: Private Sale

Date: 02/07/2024

Property Type: House

Land Size: 789 sqm approx



17 Meander Rd HURSTBRIDGE 3099 (REI/VG)

Agent Comments



Price: \$860,000

Method: Private Sale

Date: 01/05/2024

Property Type: House

Land Size: 858 sqm approx

Account - Ray White Eltham | P: 03 9431 3425



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