

# 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

38 Acacia Road, Hurstbridge Vic 3099

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$1,150,000

&

\$1,250,000

### Median sale price

Median price \$950,000

Property Type House

Suburb Hurstbridge

Period - From 01/10/2023

to

31/12/2023

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	130 Meander Rd HURSTBRIDGE 3099	\$1,162,000	21/10/2023
2	27 Curtain Rd HURSTBRIDGE 3099	\$1,100,000	09/10/2023
3	45 Taylor Rd HURSTBRIDGE 3099	\$1,093,100	14/02/2024

**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:

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**Property Type:** House  
**Land Size:** 1372 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,150,000 - \$1,250,000  
**Median House Price**  
December quarter 2023: \$950,000

## Comparable Properties



**130 Meander Rd HURSTBRIDGE 3099 (REI/VG)** **Agent Comments**

 4  2  4

**Price:** \$1,162,000  
**Method:** Auction Sale  
**Date:** 21/10/2023  
**Property Type:** House (Res)  
**Land Size:** 2781 sqm approx



**27 Curtain Rd HURSTBRIDGE 3099 (REI)**

**Agent Comments**

 4  2  2

**Price:** \$1,100,000  
**Method:** Private Sale  
**Date:** 09/10/2023  
**Property Type:** House



**45 Taylor Rd HURSTBRIDGE 3099 (REI)**

**Agent Comments**

 4  2  -

**Price:** \$1,093,100  
**Method:** Private Sale  
**Date:** 14/02/2024  
**Property Type:** House  
**Land Size:** 997 sqm approx

**Account - Barry Plant** | P: (03) 9431 1243