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	38 Acacia Road, Hurstbridge Vic 3099
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,150,000	&	\$1,250,000
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Median sale price

Median price	\$950,000	Pro	perty 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

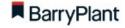
Add	dress of comparable property	Price	Date of sale
1	130 Meander Rd HURSTBRIDGE 3099	\$1,162,000	21/10/2023
2	27 Curtain Rd HURSTBRIDGE 3099	\$1,100,000	09/10/2023
3	45 Taylor Rd HURSTBRIDGE 3099	\$1,093,100	14/02/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	06/03/2024 16:47







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

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)

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







45 Taylor Rd HURSTBRIDGE 3099 (REI)

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

Agent Comments

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



