

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 HALEYS GULLY ROAD HURSTBRIDGE VIC 3099

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$1,600,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$912,000

Property type

House

Suburb

Hurstbridge

Period-from

01 Oct 2023

to

30 Sep 2024

Source

Corelogic

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 6 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

6 HALEYS GULLY ROAD HURSTBRIDGE VIC 3099	\$930,000	24-Sep-24
21 REYNOLDS ROAD WATTLE GLEN VIC 3096	\$1,660,000	02-May-24
46 HALEYS GULLY ROAD HURSTBRIDGE VIC 3099	\$1,010,000	04-Oct-24

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 6 months.~~

This Statement of Information was prepared on: 17 October 2024



6 HALEYS GULLY ROAD HURSTBRIDGE VIC 3099

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Sold Price ^{RS} **\$930,000** Sold Date **24-Sep-24**

Distance **0.3km**



21 REYNOLDS ROAD WATTLE GLEN VIC 3096

5 2 6

Sold Price **\$1,660,000** Sold Date **02-May-24**

Distance **4.14km**



46 HALEYS GULLY ROAD HURSTBRIDGE VIC 3099

2 2 2

Sold Price ^{RS} **\$1,010,000** ^{UN} Sold Date **04-Oct-24**

Distance **0.1km**

RS = Recent sale

UN = Undisclosed Sale

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