

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

11 Hurst Road, Hurstbridge Vic 3099

Indicative selling price

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

Range between \$650,000

&

\$695,000

Median sale price

Median price \$655,500

House

X

Suburb

Hurstbridge

Period - From 01/07/2016

to

30/06/2017

Source REIV

Comparable property sales

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
15 The Glen HURSTBRIDGE 3099	\$735,500	16/03/2017
5 Pinnaroo CI HURSTBRIDGE 3099	\$696,500	23/05/2017
33 Hillcrest Rd HURSTBRIDGE 3099	\$677,500	31/01/2017



 3  2  2

Rooms:

Property Type: House (Res)

Land Size: 953 sqm approx

Agent Comments

Indicative Selling Price

\$650,000 - \$695,000

Median House Price

Year ending June 2017: \$655,500

Comparable Properties



15 The Glen HURSTBRIDGE 3099 (REI)

Agent Comments

 4  2  2

Price: \$735,500

Method: Private Sale

Date: 16/03/2017

Rooms: 6

Property Type: House

Land Size: 1372 sqm approx



5 Pinnaroo CI HURSTBRIDGE 3099 (REI)

Agent Comments

 4  2  1

Price: \$696,500

Method: Private Sale

Date: 23/05/2017

Rooms: 10

Property Type: House (Res)



33 Hillcrest Rd HURSTBRIDGE 3099 (REI)

Agent Comments

 3  2  1

Price: \$677,500

Method: Private Sale

Date: 31/01/2017

Rooms: 5

Property Type: House

Land Size: 1144 sqm approx