

# 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

46 Bambara Road, Hurstbridge Vic 3099

### Indicative selling price

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

Range between \$1,380,000

&

\$1,450,000

### Median sale price

Median price \$1,060,000

Property Type House

Suburb Hurstbridge

Period - From 01/01/2022

to 31/03/2022

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	634 Heidelberg Kinglake Rd HURSTBRIDGE 3099	\$1,500,000	27/03/2022
2	14 Fawkner Cr HURSTBRIDGE 3099	\$1,423,000	20/01/2022
3			

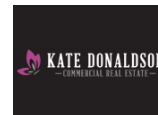
OR

~~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:

27/06/2022 12:10

46 Bambara Road, Hurstbridge Vic 3099



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**Indicative Selling Price**

\$1,380,000 - \$1,450,000

**Median House Price**

March quarter 2022: \$1,060,000



5 3 1

**Rooms:** 8

**Property Type:** House

**Land Size:** 1562 sqm approx

Agent Comments

## Comparable Properties



**634 Heidelberg Kinglake Rd HURSTBRIDGE 3099 (REI)**

Agent Comments

4 2 3

**Price:** \$1,500,000

**Method:** Private Sale

**Date:** 27/03/2022

**Property Type:** House (Res)

**Land Size:** 3766 sqm approx



**14 Fawkner Cr HURSTBRIDGE 3099 (REI)**

Agent Comments

4 2 3

**Price:** \$1,423,000

**Method:** Private Sale

**Date:** 20/01/2022

**Rooms:** 7

**Property Type:** House (Res)

**Land Size:** 2470 sqm approx

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.

**Account - Kate Donaldson Real Estate | P: 03 9438 4888**



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