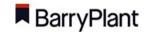
Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Proper	ty offer	ed for s	sale									
Address Including suburb and postcode			35 Rose Avenue, Hurstbridge Vic 3099									
Indicat	ndicative selling price											
for the meaning of this price see consumer.vic.gov.au/underquoting												
Range	ange between \$800,000				&	\$880,00	\$880,000					
Median sale price												
Media	an price	\$885,00	00	Pr	operty Type Ho	use		Subu	rb	Hurstbridge		
Period	l - From	01/10/2	020	to	30/09/2021	So	ource	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.											
Address of comparable property									Pri	ce	Date of sale	
1												
2												
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:								05/01/2022 12:16			









Rooms: 6

Property Type: House Land Size: 2059 sqm approx

Agent Comments

Indicative Selling Price \$800,000 - \$880,000 Median House Price Year ending September 2021: \$885,000

Comparable Properties

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 - Barry Plant | P: 03 94381133



