

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

127 Meander Road, Hurstbridge Vic 3099

Indicative selling price

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

Range between \$590,000 & \$649,000

Median sale price

Median price \$696,500 House X Unit Suburb Hurstbridge

Period - From 01/04/2017 to 30/06/2017 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	143 Meander Rd HURSTBRIDGE 3099	\$625,000	20/04/2017
2	143 Meander Rd HURSTBRIDGE 3099	\$625,000	20/04/2017
3	3 Milton Way HURSTBRIDGE 3099	\$600,000	09/09/2017

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.~~



Rooms: 6
Property Type:
Land Size: 647 sqm approx

Agent Comments

This home has three bedroom, one bathroom, a large open plan kitchen meals living area with Alfresco / Deck and plenty of parking for trucks, cars, boat or a caravan. The house features floorboards, wood fire, ceiling fans and plenty of under house storage.

Indicative Selling Price

\$590,000 - \$649,000

Median House Price

June quarter 2017: \$696,500

Comparable Properties



143 Meander Rd HURSTBRIDGE 3099 (REI)

Agent Comments



Price: \$625,000
Method: Expression of Interest
Date: 20/04/2017
Rooms: 8
Property Type: House



143 Meander Rd HURSTBRIDGE 3099 (REI)

Agent Comments



Price: \$625,000
Method: Expression of Interest
Date: 20/04/2017
Rooms: 8
Property Type: House



3 Milton Way HURSTBRIDGE 3099 (REI)

Agent Comments



Price: \$600,000
Method: Auction Sale
Date: 09/09/2017
Rooms: 5
Property Type: House (Res)
Land Size: 785 sqm approx