

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

460 LUSATIA PARK ROAD HODDLERS CREEK VIC 3139

Indicative selling price

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

Single Price

\$2,500,000

or range
between

&

Median sale price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980*.

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
210 LUSATIA PARK ROAD WOORI YALLOCK VIC 3139	\$3,200,000	09-Jun-24
8 BRODRICK ROAD MACCLESFIELD VIC 3782	\$2,490,000	30-Jul-24
49 PINE AVENUE BADGER CREEK VIC 3777	\$2,300,000	14-Aug-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: 13 November 2024



**210 LUSATIA PARK ROAD WOORI
 YALLOCK VIC 3139**

 4  2  2

Sold Price **\$3,200,000** Sold Date **09-Jun-24**

Distance **2.08km**



**8 BRODRICK ROAD
 MACCLESFIELD VIC 3782**

 5  4  6

Sold Price ^{RS} **\$2,490,000** Sold Date **30-Jul-24**

Distance **7.31km**



**49 PINE AVENUE BADGER CREEK
 VIC 3777**

 4  2  2

Sold Price ^{RS} **\$2,300,000** Sold Date **14-Aug-24**

Distance **13.65km**

RS = Recent sale UN = Undisclosed Sale

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