

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

769 Heidelberg-kinglake Road, Hurstbridge Vic 3099

Indicative selling price

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

Range between \$860,000 & \$920,000

Median sale price

Median price \$1,003,500 Property Type House Suburb Hurstbridge

Period - From 01/04/2021 to 30/06/2021 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	11 Dunstan Dr HURSTBRIDGE 3099	\$976,000	22/05/2021
2	97 Wattletree Rd HURSTBRIDGE 3099	\$885,000	22/04/2021
3	11 Curtain Rd HURSTBRIDGE 3099	\$891,000	21/04/2021

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:

20/07/2021 11:02



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Rooms: 9
Property Type: House
Land Size: 1272 sqm approx
Agent Comments

Indicative Selling Price
\$860,000 - \$920,000
Median House Price
June quarter 2021: \$1,003,500

Comparable Properties



11 Dunstan Dr HURSTBRIDGE 3099 (REI)

Agent Comments

 5  2  -

Price: \$976,000
Method: Auction Sale
Date: 22/05/2021
Property Type: House (Res)



97 Wattletree Rd HURSTBRIDGE 3099
(REI/VG)

Agent Comments

 4  2  1

Price: \$885,000
Method: Private Sale
Date: 22/04/2021
Property Type: House
Land Size: 690 sqm approx



11 Curtain Rd HURSTBRIDGE 3099 (REI/VG)

Agent Comments

 4  2  4

Price: \$891,000
Method: Private Sale
Date: 21/04/2021
Property Type: House
Land Size: 829 sqm approx