Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Address	77 Wattletree Road, Hurstbridge Vic 3099
Including suburb and	
postcode	

Indicative selling price

Property offered for sale

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

Single price \$729,000

Median sale price

Median price	\$775,000	Pro	perty Type	House		Suburb	Hurstbridge
Period - From	01/10/2019	to	30/09/2020		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

1	15-17 Knowle Gr HURSTBRIDGE 3099	\$700,000	07/09/2020
2			
3			

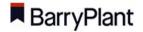
OR

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:	21/10/2020 10:40



Date of sale







Rooms: 6

Property Type: House **Land Size:** 3759 sqm approx

Agent Comments

Indicative Selling Price \$729,000 Median House Price Year ending September 2020: \$775,000

Comparable Properties



15-17 Knowle Gr HURSTBRIDGE 3099 (REI)

Price: \$700,000 Method: Private Sale Date: 07/09/2020 Property Type: House **Agent Comments**

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



