

# 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

77 Wattletree Road, Hurstbridge Vic 3099

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$729,000

### Median sale price

Median price

\$775,000

Property 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 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	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



 3  2  0

**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)**

Agent Comments

 3  2  1

**Price:** \$700,000

**Method:** Private Sale

**Date:** 07/09/2020

**Property Type:** House

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.