

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

137 Meander Road, Hurstbridge Vic 3099

Indicative selling price

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

Range between \$570,000

&

\$610,000

Median sale price

Median price \$742,500

Property Type House

Suburb Hurstbridge

Period - From 01/07/2018

to 30/06/2019

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	7 Melissa CI HURSTBRIDGE 3099	\$610,000	01/06/2019
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:

02/10/2019 09:37



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Property Type: House
Land Size: 621 sqm approx
Agent Comments

Indicative Selling Price
\$570,000 - \$610,000
Median House Price
Year ending June 2019: \$742,500

Comparable Properties



7 Melissa CI HURSTBRIDGE 3099 (REI/VG)

Agent Comments

 3  2  3

Price: \$610,000
Method: Private Sale
Date: 01/06/2019
Rooms: 5
Property Type: House (Res)
Land Size: 416 sqm approx

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.