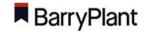
## Statement of Information

## Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

Proper	ty offer	ed for s	sale								
Address Including suburb and postcode			12 Bambara Road, Hurstbridge Vic 3099								
ndicative selling price											
For the meaning of this price see consumer.vic.gov.au/underquoting											
Range between \$870,000					\$920,000						
Median sale price											
Median price \$895,500			Pr	roperty Type Ho	ouse		Suburb	Hurstbridge			
Period - From 18/		18/11/2	020	to	17/11/2021	So	ource	REIV			
Comparable property sales (*Delete A or B below as applicable)											
<b>A*</b>	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								Pı	ice	Date of sale	
1											
2											
3											
OR								·			
В*	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 St	atem	nent of Informati	on was nren	nared	on: $\Box$	10/11/00	01 15.50	









Rooms: 5

Property Type: House Land Size: 1644 sqm approx

**Agent Comments** 

Indicative Selling Price \$870,000 - \$920,000 Median House Price 18/11/2020 - 17/11/2021: \$895,500

## Comparable Properties

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



