

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

150 Haleys Gully Road, Hurstbridge Vic 3099

Indicative selling price

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

Range between

\$1,350,000

&

\$1,450,000

Median sale price

Median price

\$875,000

Property Type

House

Suburb

Hurstbridge

Period - From

01/07/2024

to

30/09/2024

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	185 Wattletree Rd HURSTBRIDGE 3099	\$1,255,000	30/07/2024
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:

14/10/2024 16:43



 3  2  2

Property Type: House
Land Size: 11227 sqm approx
Agent Comments

Indicative Selling Price
\$1,350,000 - \$1,450,000
Median House Price
September quarter 2024: \$875,000

Comparable Properties



185 Wattletree Rd HURSTBRIDGE 3099 (REI) **Agent Comments**

 4  2  6

Price: \$1,255,000
Method: Private Sale
Date: 30/07/2024
Rooms: 7
Property Type: House (Res)
Land Size: 4148 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.