

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

33 Hill Crest Road, Hurstbridge Vic 3099

Indicative selling price

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

Range between \$850,000 & \$910,000

Median sale price

Median price \$960,000 Property Type House Suburb Hurstbridge

Period - From 01/07/2021 to 30/06/2022 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	25 Upper Rd WATTLE GLEN 3096	\$950,000	19/02/2022
2	26 Anzac Av HURSTBRIDGE 3099	\$893,000	23/04/2022
3	2 Steven St HURSTBRIDGE 3099	\$850,000	02/05/2022

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:

22/07/2022 09:32



 3  2 

Property Type: House
Land Size: 1144 sqm approx
Agent Comments

Indicative Selling Price
\$850,000 - \$910,000
Median House Price
Year ending June 2022: \$960,000

Comparable Properties



25 Upper Rd WATTLE GLEN 3096 (REI/VG)

Agent Comments

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Price: \$950,000
Method: Auction Sale
Date: 19/02/2022
Property Type: House (Res)
Land Size: 864 sqm approx



26 Anzac Av HURSTBRIDGE 3099 (REI)

Agent Comments

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Price: \$893,000
Method: Auction Sale
Date: 23/04/2022
Rooms: 5
Property Type: House (Res)
Land Size: 634 sqm approx



2 Steven St HURSTBRIDGE 3099 (REI/VG)

Agent Comments

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Price: \$850,000
Method: Private Sale
Date: 02/05/2022
Property Type: House
Land Size: 501 sqm approx