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

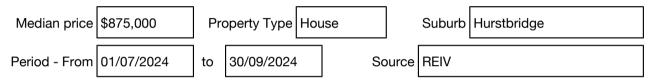
38 Hillcrest Road, Hurstbridge Vic 3099

Indicative selling price

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

Single price \$930,000

Median sale price



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 | 29 Taylor Rd HURSTBRIDGE 3099 | \$1,050,000 | 15/05/2024 |
| 2 | 4 Haleys Gully Rd HURSTBRIDGE 3099 | \$960,000 | 06/04/2024 |
| 3 | 14 Stewart Rd HURSTBRIDGE 3099 | \$912,000 | 17/02/2024 |

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:

11/12/2024 14:35









Property Type: House Land Size: 1288 sqm approx Agent Comments Indicative Selling Price \$930,000 Median House Price September quarter 2024: \$875,000

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.

Comparable Properties

| 29 Taylor Rd HURSTBRIDGE 3099 (REI/VG) 4 2 6 4 Price: \$1,050,000 Method: Private Sale Date: 15/05/2024 Property Type: House Land Size: 1042 sqm approx | Agent Comments |
|--|----------------|
| 4 Haleys Gully Rd HURSTBRIDGE 3099 (REI/VG) → 3 → 2 → - Price: \$960,000 Method: Private Sale Date: 06/04/2024 Property Type: House Land Size: 1087 sqm approx | Agent Comments |
| 14 Stewart Rd HURSTBRIDGE 3099 (REI/VG) 1 1 Price: \$912,000 Method: Private Sale Date: 17/02/2024 Property Type: House (Res) Land Size: 836 sqm approx | Agent Comments |

Account - Barry Plant | P: 03 9842 8888



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