

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 Broad Gully Road, Hurstbridge Vic 3099

Indicative selling price

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

Single price

\$769,000

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	2/24 Wensley St DIAMOND CREEK 3089	\$758,500	08/02/2022
2	29 Moray St DIAMOND CREEK 3089	\$716,000	07/07/2022
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:

27/07/2022 09:03



 3  1  2

Property Type: House
Land Size: 580 sqm approx
Agent Comments

Indicative Selling Price
\$769,000
Median House Price
Year ending June 2022: \$960,000

Comparable Properties



2/24 Wensley St DIAMOND CREEK 3089 (REI/VG)

Agent Comments

 3  2  1

Price: \$758,500
Method: Private Sale
Date: 08/02/2022
Property Type: Unit
Land Size: 304 sqm approx



29 Moray St DIAMOND CREEK 3089 (REI)

Agent Comments

 3  1  -

Price: \$716,000
Method: Private Sale
Date: 07/07/2022
Property Type: House
Land Size: 644 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.