

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

2 Caroline Crescent, Hurstbridge Vic 3099

Indicative selling price

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

Range between

\$930,000

&

\$990,000

Median sale price

Median price

\$835,000

Property Type

House

Suburb

Hurstbridge

Period - From

01/01/2020

to

31/12/2020

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	5 Acacia Rd HURSTBRIDGE 3099	\$1,061,500	22/10/2020
2	1140 Heidelberg Kinglake Rd COTTLES BRIDGE 3099	\$995,000	20/08/2020
3	22 Caroline Cr HURSTBRIDGE 3099	\$840,000	05/11/2020

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:

18/01/2021 14:20



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Property Type: House (Previously Occupied - Detached)
Land Size: 3623 sqm approx
Agent Comments

Indicative Selling Price
\$930,000 - \$990,000
Median House Price
Year ending December 2020: \$835,000

Comparable Properties



5 Acacia Rd HURSTBRIDGE 3099 (VG)

Agent Comments

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Price: \$1,061,500
Method: Sale
Date: 22/10/2020
Property Type: House (Previously Occupied - Detached)
Land Size: 2244 sqm approx

1140 Heidelberg Kinglake Rd COTTLES BRIDGE 3099 (VG)

Agent Comments

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Price: \$995,000
Method: Sale
Date: 20/08/2020
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 8093 sqm approx

22 Caroline Cr HURSTBRIDGE 3099 (REI)

Agent Comments

 3  2  1

Price: \$840,000
Method: Private Sale
Date: 05/11/2020
Property Type: House (Res)
Land Size: 2792 sqm approx