## 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	cons	sumer.vic.go	v.au	/underquot	ting			
Range betweer	\$930,000		&		\$990,000				
Median sale price									
Median price	\$835,000	Pro	operty Type	Hou	se		Suburb	Hurstbridge	
Period - From	01/01/2020	to	31/12/2020		So	urce	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.

Ad	dress 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



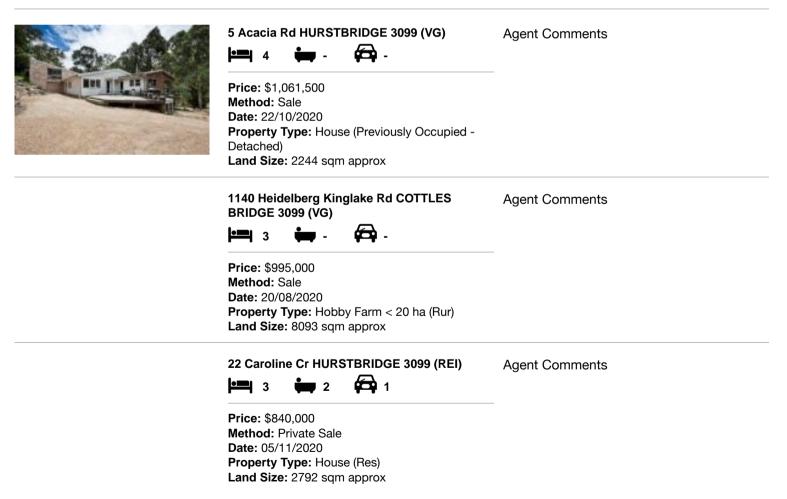






Property Type: House (Previously Occupied - Detached) Land Size: 3623 sqm approx Agent Comments Indicative Selling Price \$930,000 - \$990,000 Median House Price Year ending December 2020: \$835,000

# **Comparable Properties**



Account - Barry Plant | P: 03 94381133



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.