Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address |12 Acacia Road, Hurstbridge Vic 3099

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Single pric	e \$1,150,000							
Median sale price								
Median price	\$1,270,000	Property Type		House			Suburb	Hurstbridge
Period - From	01/10/2024	to	31/12/2024		So	ource	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 sixmonths 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	44 Bingley Av HURSTBRIDGE 3099	\$1,085,000	08/08/2024
2	33 Cherry Tree Rd HURSTBRIDGE 3099	\$1,150,000	13/07/2024
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:

05/03/2025 11:31









Property Type: House Land Size: 2076 sqm approx Agent Comments Indicative Selling Price \$1,150,000 Median House Price December quarter 2024: \$1,270,000

Comparable Properties

44 Bingley Av HURSTBRIDGE 3099 (REI/VG) 4 2 4 Price: \$1,085,000 Method: Private Sale Date: 08/08/2024 Property Type: House Land Size: 1200 sqm approx	Agent Comments
33 Cherry Tree Rd HURSTBRIDGE 3099 (REI/VG) 6 3 2 Price: \$1,150,000 Method: Private Sale Date: 13/07/2024 Property Type: House Land Size: 1315 sqm approx	Agent Comments

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.

Account - Barry Plant | P: (03) 9431 1243



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