## 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	20 Fairdell Crescent, Hurstbridge Vic 3099
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$1,050,000	&	\$1,150,000
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### Median sale price

Median price	\$1,070,000	Pro	perty Type	House		Suburb	Hurstbridge
Period - From	01/01/2025	to	31/03/2025		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

Add	dress of comparable property	Price	Date of sale
1	46 Acacia Rd HURSTBRIDGE 3099	\$1,092,500	05/03/2025
2	10 Fairdell Cr HURSTBRIDGE 3099	\$1,270,000	25/11/2024
3	34 Meander Rd HURSTBRIDGE 3099	\$1,011,000	22/10/2024

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	10/04/2025 17:09
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Property Type: House Land Size: 1343 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$1,050,000 - \$1,150,000 **Median House Price** March quarter 2025: \$1,070,000

# Comparable Properties



46 Acacia Rd HURSTBRIDGE 3099 (REI)



Price: \$1,092,500 Method: Private Sale Date: 05/03/2025

Property Type: House (Res) Land Size: 1406 sqm approx **Agent Comments** 



10 Fairdell Cr HURSTBRIDGE 3099 (REI/VG)

Price: \$1,270,000



**Agent Comments** 

Method: Private Sale Date: 25/11/2024 Property Type: House Land Size: 947 sqm approx



34 Meander Rd HURSTBRIDGE 3099 (REI/VG)



Price: \$1,011,000 Method: Private Sale Date: 22/10/2024

Property Type: House (Res) Land Size: 935 sqm approx **Agent Comments** 

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