

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

22 Steven Street, Hurstbridge Vic 3099

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$750,000

&

\$800,000

## Median sale price

Median price

\$945,250

Property Type

House

Suburb

Hurstbridge

Period - From

01/04/2023

to

31/03/2024

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	16 Prospect Hill Cr HURSTBRIDGE 3099	\$800,000	02/05/2024
2	658 Heidelberg Kinglake Rd HURSTBRIDGE 3099	\$792,000	27/12/2023
3	47 Wattletree Rd HURSTBRIDGE 3099	\$765,000	06/04/2024

**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:

25/05/2024 08:25