

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 4 Haleys Gully Road, Hurstbridge Vic 3099

Indicative selling price

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

Range between \$950,000 & \$1,045,000

Median sale price

Median price \$920,000 Property Type House Suburb Hurstbridge

Period - From 05/12/2022 to 04/12/2023 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	782 Heidelberg Kinglake Rd HURSTBRIDGE 3099	\$1,005,000	07/09/2023
2	16 Haleys Gully Rd HURSTBRIDGE 3099	\$980,000	23/09/2023
3	8 Anzac Av HURSTBRIDGE 3099	\$950,000	14/10/2023

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: 05/12/2023 10:45



Property Type: Land
Land Size: 1087 sqm approx
Agent Comments

Comparable Properties



782 Heidelberg Kinglake Rd HURSTBRIDGE 3099 (REI)

Agent Comments



Price: \$1,005,000
Method: Private Sale
Date: 07/09/2023
Property Type: House
Land Size: 1088 sqm approx



16 Haleys Gully Rd HURSTBRIDGE 3099 (REI)

Agent Comments



Price: \$980,000
Method: Auction Sale
Date: 23/09/2023
Property Type: House (Res)
Land Size: 1287 sqm approx



8 Anzac Av HURSTBRIDGE 3099 (REI)

Agent Comments



Price: \$950,000
Method: Auction Sale
Date: 14/10/2023
Property Type: House (Res)
Land Size: 750 sqm approx