

# 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

41 Curtain Road, 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 \$800,000 & \$870,000

### Median sale price

Median price \$915,000 Property Type House Suburb Hurstbridge

Period - From 01/01/2023 to 31/12/2023 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	8 Anzac Av HURSTBRIDGE 3099	\$950,000	14/10/2023
2	139 Meander Rd HURSTBRIDGE 3099	\$850,000	16/09/2023
3	47 Lynnbrae Av HURSTBRIDGE 3099	\$840,000	13/12/2023

**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:

13/03/2024 17:48

41 Curtain Road, Hurstbridge Vic 3099



**Property Type:** House (Res)  
**Land Size:** 720 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$800,000 - \$870,000  
**Median House Price**  
Year ending December 2023: \$915,000

## Comparable Properties



**8 Anzac Av HURSTBRIDGE 3099 (REI/VG)**

**Agent Comments**



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



**139 Meander Rd HURSTBRIDGE 3099 (REI/VG)** **Agent Comments**



**Price:** \$850,000  
**Method:** Auction Sale  
**Date:** 16/09/2023  
**Property Type:** House (Res)  
**Land Size:** 654 sqm approx



**47 Lynnbrae Av HURSTBRIDGE 3099 (REI)**

**Agent Comments**



**Price:** \$840,000  
**Method:** Private Sale  
**Date:** 13/12/2023  
**Property Type:** House  
**Land Size:** 693 sqm approx

**Account - Ray White Eltham | P: 03 9431 3425**



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