

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 55-57 Meander Road, Hurstbridge Vic 3099

Indicative selling price

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

Range between \$750,000 & \$820,000

Median sale price

Median price \$903,000 Property Type House Suburb Hurstbridge

Period - From 01/04/2023 to 30/06/2023 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 | 139 Meander Rd HURSTBRIDGE 3099 | \$850,000 | 16/09/2023 |
| 2 | 706 Heidelberg Kinglake Rd HURSTBRIDGE 3099 | \$831,000 | 28/03/2023 |
| 3 | 22 Haleys Gully Rd HURSTBRIDGE 3099 | \$750,000 | 29/04/2023 |

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: 10/10/2023 15:33



Property Type: House
Land Size: 1380 sqm approx
 Agent Comments

Indicative Selling Price
 \$750,000 - \$820,000
Median House Price
 June quarter 2023: \$903,000

Comparable Properties



139 Meander Rd HURSTBRIDGE 3099 (REI)

Agent Comments



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



706 Heidelberg Kinglake Rd HURSTBRIDGE 3099 (REI/VG)

Agent Comments



Price: \$831,000
Method: Private Sale
Date: 28/03/2023
Property Type: House (Res)
Land Size: 1321 sqm approx



22 Haleys Gully Rd HURSTBRIDGE 3099 (REI/VG)

Agent Comments



Price: \$750,000
Method: Private Sale
Date: 29/04/2023
Property Type: House (Res)
Land Size: 1402 sqm approx

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