Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 55-57 Meander Road, Hurstbridge Vic 3099

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	n \$750,000		&		\$820,000					
Median sale price										
Median price	\$903,000	Pro	Property Type Hou		ouse		Suburb	Hurstbridge		
Period - From	01/04/2023	to	30/06/2023		So	urce	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.

Ade	dress 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

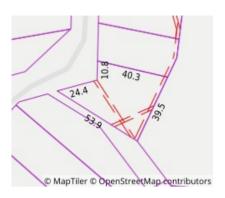
B^{*} The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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) 1 1 1 1 Price: \$850,000 Method: Auction Sale Date: 16/09/2023 Property Type: House (Res) Land Size: 654 sqm approx	Agent Comments
706 Heidelberg Kinglake Rd HURSTBRIDGE 3099 (REI/VG) Price: \$831,000 Method: Private Sale Date: 28/03/2023 Property Type: House (Res) Land Size: 1321 sqm approx	Agent Comments
22 Haleys Gully Rd HURSTBRIDGE 3099 (REI/VG) 3 1 2 Price: \$750,000 Method: Private Sale Date: 29/04/2023 Property Type: House (Res) Land Size: 1402 sqm approx	Agent Comments

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



propertydata

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