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<br>Including suburb and postcode | 34 Meander 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 $937,150 Property Type House Suburb Hurstbridge

Period - From 01/04/2024 to 30/06/2024 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.

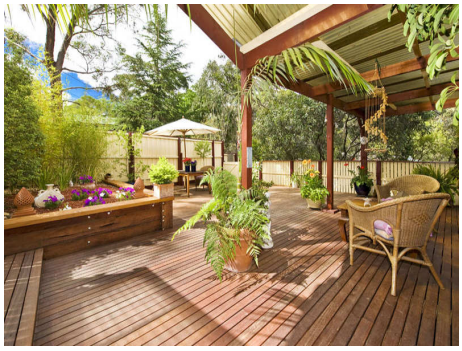
| | Address of comparable property | Price | Date of sale |
|---|---|---|---|
| 1 | 42 Acacia Rd HURSTBRIDGE 3099 | $960,000 | 16/08/2024 |
| 2 | 42 Meander Rd HURSTBRIDGE 3099 | $875,000 | 15/07/2024 |
| 3 | 29 Taylor Rd HURSTBRIDGE 3099 | $1,050,000 | 15/05/2024 |

**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: 05/09/2024 10:30

# 34 Meander Road, Hurstbridge Vic 3099



4 3 3

**Property Type:** House
**Land Size:** 935 sqm approx

Agent Comments

**Indicative Selling Price**
$950,000 - $1,045,000
**Median House Price**
June quarter 2024: $937,150

## Comparable Properties



**42 Acacia Rd HURSTBRIDGE 3099 (REI)**

3 2 -

**Price:** $960,000
**Method:** Private Sale
**Date:** 16/08/2024
**Property Type:** House
**Land Size:** 1424 sqm approx

Agent Comments



**42 Meander Rd HURSTBRIDGE 3099 (REI)**

3 1 1

**Price:** $875,000
**Method:** Private Sale
**Date:** 15/07/2024
**Property Type:** House
**Land Size:** 892 sqm approx

Agent Comments



**29 Taylor Rd HURSTBRIDGE 3099 (REI/VG)**

4 2 4

**Price:** $1,050,000
**Method:** Private Sale
**Date:** 15/05/2024
**Property Type:** House
**Land Size:** 1042 sqm approx

Agent Comments

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

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