



masonwhite McDougall

STATEMENT OF INFORMATION

1/24 TAYLOR ROAD, HURSTBRIDGE, VIC 3099

PREPARED BY MASON WHITE MCDUGALL REAL ESTATE HURSTBRIDGE



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1/24 TAYLOR ROAD, HURSTBRIDGE, VIC

2 2 2

Indicative Selling Price

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

Price Range: 780,000 to 850,000

MEDIAN SALE PRICE



HURSTBRIDGE, VIC, 3099

Suburb Median Sale Price (House)

\$732,500

01 January 2017 to 31 December 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



45 CURTAIN RD, HURSTBRIDGE, VIC 3099

3 2 2

Sale Price

***\$750,000**

Sale Date: 10/08/2017

Distance from Property: 298m



29 HILLCREST RD, HURSTBRIDGE, VIC 3099

3 3 2

Sale Price

\$860,000

Sale Date: 20/04/2017

Distance from Property: 572m



42 CURTAIN RD, HURSTBRIDGE, VIC 3099

3 2 2

Sale Price

\$820,000

Sale Date: 11/03/2017

Distance from Property: 236m



This report has been compiled on 02/02/2018 by Mason White McDougall Real Estate Hurstbridge. Property Data Solutions Pty Ltd 2018 -

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1/24 TAYLOR ROAD, HURSTBRIDGE, VIC 3099

Indicative selling price

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

Price Range: 780,000 to 850,000

Median sale price

Median price \$732,500

House

Unit

Suburb

HURSTBRIDGE

Period

01 January 2017 to 31 December 2017

Source



Comparable property sales

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
45 CURTAIN RD, HURSTBRIDGE, VIC 3099	*\$750,000	10/08/2017
29 HILLCREST RD, HURSTBRIDGE, VIC 3099	\$860,000	20/04/2017
42 CURTAIN RD, HURSTBRIDGE, VIC 3099	\$820,000	11/03/2017