

STATEMENT OF INFORMATION

4/950 HEIDELBERG-KINGLAKE ROAD, HURSTBRIDGE, VIC 3099 PREPARED BY MASON WHITE MCDOUGALL REAL ESTATE HURSTBRIDGE

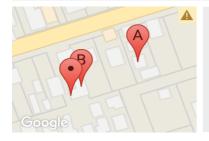


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



MEDIAN SALE PRICE



HURSTBRIDGE, VIC, 3099

Suburb Median Sale Price (Unit)

\$540,000

01 April 2017 to 31 March 2018

Provided by: pricefinder

COMPARABLE PROPERTIES

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 report has been compiled on 18/06/2018 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 4/950 HEIDELBERG-KINGLAKE ROAD, HURSTBRIDGE, VIC 3099 postcode Indicative selling price For the meaning of this price see consumer.vic.gov.au/underquoting Price Range: \$540,000 to \$580,000 Median sale price Suburb HURSTBRIDGE House Median price \$540,000 Unit Х Period 01 April 2017 to 31 March 2018 Source pricefinder

Comparable property sales

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.

Address of comparable property	Price	Date of sale
3/960 HEIDELBERG-KINGLAKE RD, HURSTBRIDGE, VIC 3099	\$520,000	31/01/2018
3/950 HEIDELBERG-KINGLAKE RD, HURSTBRIDGE, VIC 3099	\$560,000	13/12/2017