



masonwhite McDougall

STATEMENT OF INFORMATION

4/950 HEIDELBERG-KINGLAKE ROAD, HURSTBRIDGE, VIC 3099

PREPARED BY MASON WHITE MCDUGALL REAL ESTATE HURSTBRIDGE



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



4/950 HEIDELBERG-KINGLAKE ROAD,

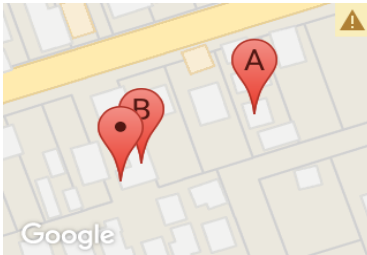
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Indicative Selling Price

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

Price Range: \$540,000 to \$580,000

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.



3/960 HEIDELBERG-KINGLAKE RD,

2 1 1

Sale Price

\$520,000

Sale Date: 31/01/2018

Distance from Property: 62m



3/950 HEIDELBERG-KINGLAKE RD,

2 1 1

Sale Price

\$560,000

Sale Date: 13/12/2017

Distance from Property: 11m



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

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Indicative selling price

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Price Range: \$540,000 to \$580,000

Median sale price

Median price

\$540,000

House

Unit

X

Suburb

HURSTBRIDGE

Period

01 April 2017 to 31 March 2018

Source

pricfinder

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