



Graham Morrison
9431 2444
0417 101 997

gmorrison@morrisonkleeman.com.au

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 Including suburb and postcode	190 Boyds Road, Hurstbridge Vic 3099
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Indicative selling price

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

Range between	\$2,300,000	&	\$2,500,000
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Median sale price

Median price	\$696,500	House	X	Unit		Suburb	Hurstbridge
Period - From	01/04/2017	to	30/06/2017	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		
2		
3		

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.



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Indicative Selling Price

\$2,300,000 - \$2,500,000

Median House Price

June quarter 2017: \$696,500



7 5 5

Rooms:

Property Type: House

Land Size: 80940 sqm approx

Agent Comments

This Robert Marshall designed mudbrick home, set around a central courtyard that works as an entertainment area, light-well and stunning entrance lies at the heart of this remarkable 20 acre Hurstbridge property (approx.) A two bedroom, self-contained cottage and a contemporary interpretation of an Amish Barn with enormous open plan dimensions and mezzanine complement the main house and introduce options for in-laws, guests, teens, rental income or as a base for your home business.

Comparable Properties

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