

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	4/7 Carlisle Crescent, Hughesdale, VIC 3166
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Indicative selling price

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

Single price		or range between	\$700,000	&	\$750,000
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Median sale price

Median price	\$ 738,000	Property type	Unit	Suburb	HUGHESDALE
Period - From	16/04/2024	to	15/10/2024	Source	core_logic

Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property		Price	Date of sale
1	7/63 Poath Road Murrumbeena Vic 3163	\$730,000	2024-09-21
2	5/590 Neerim Road Hughesdale Vic 3166	\$720,000	2024-07-21
3	3/1348 Dandenong Road Hughesdale Vic 3166	\$748,000	2024-05-04

This Statement of Information was prepared on: 16/10/2024

