

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 210 Poath Road, Hughesdale Vic 3166

Indicative selling price

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

\$1,600,000

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\$1,650,000

Median sale price

Median price \$1,222,500 Property type HOUSE Suburb Hughesdale

Period - From 01/04/2019 to 31/3/2020 Source REIV

Comparable property sales

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
29 Logie St OAKLEIGH 3166	\$1,700,000	21/03/2020
26 Perth St MURRUMBEENA 3163	\$1,680,000	29/02/2020
13 Lydson St MURRUMBEENA 3163	\$1,650,000	08/02/2020

This Statement of Information was prepared on: Tuesday 19th May 2020