

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

45/61 HUGHES AVENUE EDITHVALE VIC 3196

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$730,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$831,250

Property type

Unit

Suburb

Edithvale

Period-from

01 Feb 2024

to

31 Jan 2025

Source

Corelogic

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 6 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

| | | |
|-------------------------------------|-----------|-----------|
| 4/28 VALETTA STREET CARRUM VIC 3197 | \$760,000 | 21-Sep-24 |
| 549A STATION STREET CARRUM VIC 3197 | \$745,000 | 21-Sep-24 |
| | | |

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 6 months.

This Statement of Information was prepared on: 24 February 2025

**4/28 VALETTA STREET CARRUM
VIC 3197**2  1  2 

Sold Price

\$760,000

Sold Date

21-Sep-24

Distance

3.93km**549A STATION STREET CARRUM
VIC 3197**2  1  2 

Sold Price

\$745,000

Sold Date

21-Sep-24

Distance

4.62km

RS = Recent sale

UN = Undisclosed Sale

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