

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

11 Euston Road, Hughesdale Vic 3166

Indicative selling price

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

Single price

\$2,275,000

Median sale price

Median price

\$1,542,000

Property Type

House

Suburb

Hughesdale

Period - From

01/10/2022

to

30/09/2023

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	4 Sydney St MURRUMBEENA 3163	\$2,258,000	03/10/2023
2	18 Serrell St MALVERN EAST 3145	\$2,202,000	21/10/2023
3	50 Davey Av OAKLEIGH 3166	\$2,125,000	18/07/2023

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.~~

This Statement of Information was prepared on:

30/10/2023 09:16

11 Euston Road, Hughesdale Vic 3166



Andrew James
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Indicative Selling Price

\$2,275,000

Median House Price

Year ending September 2023: \$1,542,000



4 3 6

Property Type: House

Land Size: 702 sqm approx

Agent Comments

Comparable Properties



4 Sydney St MURRUMBEENA 3163 (REI)

Agent Comments

4 1 2

Price: \$2,258,000

Method: Sold Before Auction

Date: 03/10/2023

Property Type: House (Res)

Land Size: 556 sqm approx



18 Serrell St MALVERN EAST 3145 (REI)

Agent Comments

4 2 2

Price: \$2,202,000

Method: Auction Sale

Date: 21/10/2023

Property Type: House (Res)



50 Davey Av OAKLEIGH 3166 (REI/VG)

Agent Comments

4 2 3

Price: \$2,125,000

Method: Sold Before Auction

Date: 18/07/2023

Property Type: House (Res)

Land Size: 585 sqm approx

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525



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