

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

1/159 Kangaroo Road, Hughesdale Vic 3166

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,387,749 Property Type House Suburb Hughesdale

Period - From 01/01/2021 to 31/03/2021 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.~~

This Statement of Information was prepared on: 28/06/2021 18:17



 3  2  1

Rooms: 5

Property Type: House

Land Size: 297 sqm approx

Agent Comments

Classic 3 bedroom 2.5 bathroom timber Edwardian with lifestyle ease. An exciting renovation project, this open and airy gem features a central hallway, 3 large bedrooms (fitted robes, main with additional WIR & fully tiled ensuite), a generous living room, vibrant eat-in kitchen, adjoining meals and a north facing courtyard with undercover alfresco area and auto carport. One of only two, this adorable abode features ducted heating, air cond & utility yard. A heartbeat to Oakleigh Central, train, Eaton Mall & schools.

Indicative Selling Price

\$1,000,000 - \$1,100,000

Median House Price

March quarter 2021: \$1,387,749

Comparable Properties

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.

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604