

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

1/17 Moorookyle Avenue, Hughesdale Vic 3166

Indicative selling price

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

Range between

\$780,000

&

\$830,000

Median sale price

Median price

\$735,000

Property Type

Unit

Suburb

Hughesdale

Period - From

01/10/2019

to

30/09/2020

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	3/81-85 Rosanna St CARNEGIE 3163	\$837,500	24/10/2020
2	3/34 Heath Av OAKLEIGH 3166	\$831,500	13/06/2020
3	1/8 Parer St OAKLEIGH 3166	\$830,000	31/10/2020

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:

27/11/2020 13:12

1/17 Moorookyle Avenue, Hughesdale Vic 3166



3 2 1

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$780,000 - \$830,000

Median Unit Price

Year ending September 2020: \$735,000

Comparable Properties



3/81-85 Rosanna St CARNEGIE 3163 (REI)

Agent Comments

3 1 1

Price: \$837,500

Method: Auction Sale

Date: 24/10/2020

Rooms: 4

Property Type: Villa



3/34 Heath Av OAKLEIGH 3166 (REI)

Agent Comments

3 2 2

Price: \$831,500

Method: Private Sale

Date: 13/06/2020

Rooms: 4

Property Type: Unit



1/8 Parer St OAKLEIGH 3166 (REI)

Agent Comments

3 2 2

Price: \$830,000

Method: Auction Sale

Date: 31/10/2020

Property Type: Unit

Land Size: 297 sqm approx

Account - Woodards Bentleigh | P: 03 9557 5500 | F: 03 9557 6133



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.