

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 104 Kangaroo Road, Hughesdale VIC 3166

Indicative selling price

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

Range between \$1,300,000 & \$1,400,000

Median sale price

Median price \$1,300,000 Property type House Suburb Hughesdale

Period - From 01/04/2024 to 30/06/2024 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
1. 1148 Dandenong Road, Carnegie VIC 3163	\$1,345,000	07/08/2024
2. 5 Paddington Road, Hughesdale VIC 3166	\$1,400,000	22/06/2024
3. 6a Crewe Road, Hughesdale VIC 3166	\$1,435,000	16/05/2024

This Statement of Information was prepared on: 20.08.2024