

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

117/28 SWINDON ROAD HUGHESDALE VIC 3166

Indicative selling price

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

Single Price

\$625,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$707,000

Property type

Unit

Suburb

Hughesdale

Period-from

01 Apr 2021

to

31 Mar 2022

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

309/28 SWINDON ROAD HUGHESDALE VIC 3166	\$650,000	30-Jun-21
G03/29-31 SWINDON ROAD HUGHESDALE VIC 3166	\$632,500	30-Sep-21
G04/29-31 SWINDON ROAD HUGHESDALE VIC 3166	\$620,000	05-Nov-21

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: 23 April 2022


**309/28 SWINDON ROAD
HUGHESDALE VIC 3166**

 2
  2
  2

Sold Price **\$650,000** Sold Date **30-Jun-21**

Distance -


**G03/29-31 SWINDON ROAD
HUGHESDALE VIC 3166**

 2
  2
  1

Sold Price **\$632,500** Sold Date **30-Sep-21**

Distance **0.08km**


**G04/29-31 SWINDON ROAD
HUGHESDALE VIC 3166**

 2
  2
  1

Sold Price **\$620,000** Sold Date **05-Nov-21**

Distance **0.08km**

RS = Recent sale

UN = Undisclosed Sale

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