

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

5/10-12 Earlstown 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

\$935,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,300,000

Property type

Other

Suburb

Hughesdale

Period-from

01 Apr 2020

to

31 Mar 2021

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

1/33 Bletchley Road Hughesdale VIC 3166	\$843,000	14-Aug-20
3/568 Neerim Road Hughesdale VIC 3166	\$1,050,000	20-Oct-20
15/568 Neerim Road Hughesdale VIC 3166	\$1,100,000	16-Jan-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: 22 April 2021



**1/33 Bletchley Road Hughesdale
VIC 3166**

3 2 2

Sold Price

\$843,000

Sold Date **14-Aug-20**

Distance **0.62km**



**3/568 Neerim Road Hughesdale
VIC 3166**

3 - -

Sold Price

\$1,050,000

Sold Date **20-Oct-20**

Distance **1.21km**



**15/568 Neerim Road Hughesdale
VIC 3166**

3 2 2

Sold Price

\$1,100,000

Sold Date **16-Jan-21**

Distance **1.23km**

RS = Recent sale

UN = Undisclosed Sale

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