

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	G01/29-31 Swindon Road, Hughesdale, VIC 3166
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Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price	\$598,000	or range between		&	
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Median sale price

Median price	\$ 803,500	Property type	Unit	Suburb	HUGHESDALE
Period - From	18/04/2023	to	17/04/2024	Source	core_logic

Comparable property sales

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.

Address of comparable property		Price	Date of sale
1	214/28 Swindon Road Hughesdale Vic 3166	\$595,000	2024-03-29
2	205/119 Poath Road Murrumbeena Vic 3163	\$590,000	2024-03-14
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This Statement of Information was prepared on: 18/04/2024

