

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

202/28 Swindon Road, Hughesdale Vic 3166

Indicative selling price

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

Single price

\$550,000

Median sale price

Median price

\$751,250

Property Type

Unit

Suburb

Hughesdale

Period - From

01/04/2019

to

31/03/2020

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 | 4/121 Murrumbeena Rd MURRUMBEENA 3163 | \$550,000 | 07/11/2019 |
| 2 | 204/93 Warrigal Rd HUGHESDALE 3166 | \$540,000 | 13/11/2019 |
| 3 | 105/93 Warrigal Rd HUGHESDALE 3166 | \$535,000 | 10/12/2019 |

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:

07/05/2020 10:32



2
 1
 1

Property Type: Strata Unit/Flat

Land Size: 65 sqm approx

Agent Comments

Indicative Selling Price

\$550,000

Median Unit Price

Year ending March 2020: \$751,250

Comparable Properties

4/121 Murrumbeena Rd MURRUMBEENA 3163 (REI/VG) **Agent Comments**

2
 1
 1

Price: \$550,000

Method: Private Sale

Date: 07/11/2019

Rooms: 3

Property Type: House

204/93 Warrigal Rd HUGHESDALE 3166 (VG) **Agent Comments**

2
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Price: \$540,000

Method: Sale

Date: 13/11/2019

Property Type: Strata Unit/Flat

105/93 Warrigal Rd HUGHESDALE 3166 (VG) **Agent Comments**

2
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Price: \$535,000

Method: Sale

Date: 10/12/2019

Property Type: Strata Unit/Flat