

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

406/59-63 WARRIGAL 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

\$450,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$746,250

Property type

Unit

Suburb

Hughesdale

Period-from

01 Dec 2023

to

30 Nov 2024

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

202/89 ATHERTON ROAD OAKLEIGH VIC 3166	\$450,000	07-Sep-24
G05/35-41 DALGETY STREET OAKLEIGH VIC 3166	\$449,000	10-Oct-24
202/1330-1336 DANDENONG ROAD HUGHESDALE VIC 3166	\$450,000	26-Jun-24

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: 04 December 2024

Andre Pudebat

M 0499 488 200

E andre.pudebat@obre.com.au

**202/89 ATHERTON ROAD
OAKLEIGH VIC 3166**

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Sold Price **\$450,000** Sold Date **07-Sep-24**Distance **0.67km****G05/35-41 DALGETY STREET
OAKLEIGH VIC 3166**

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Sold Price **\$449,000** Sold Date **10-Oct-24**Distance **0.95km****202/1330-1336 DANDENONG
ROAD HUGHESDALE VIC 3166**

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Sold Price **\$450,000** Sold Date **26-Jun-24**Distance **1.22km**

RS = Recent sale

UN = Undisclosed Sale

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