## 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

3/7 Bletchley Road, Hughesdale Vic 3166

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au	/underquot	ting		
Range betweer	\$890,000		&		\$979,000			
Median sale p	rice							
Median price	\$1,230,500	Pro	operty Type	Том	nhouse		Suburb	Hughesdale
Period - From	28/10/2023	to	27/10/2024		So	ource	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.

Ade	dress of comparable property	Price	Date of sale
1	2/78 Moonya Rd CARNEGIE 3163	\$950,000	17/08/2024
2	3/24 Rae St CHADSTONE 3148	\$950,000	06/07/2024
3	1/13 Bletchley Rd HUGHESDALE 3166	\$1,360,500	15/06/2024

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.

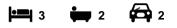
This Statement of Information was prepared on:

28/10/2024 15:29









Property Type: Townhouse (Single) Agent Comments Indicative Selling Price \$890,000 - \$979,000 Median Townhouse Price 28/10/2023 - 27/10/2024: \$1,230,500

# **Comparable Properties**



2/78 Moonya Rd CARNEGIE 3163 (REI/VG)



Price: \$950,000 Method: Auction Sale Date: 17/08/2024 Property Type: Townhouse (Res)

3/24 Rae St CHADSTONE 3148 (REI/VG)

Agent Comments

Agent Comments

Agent Comments



Price: \$950,000 Method: Private Sale Date: 06/07/2024 Property Type: Townhouse (Single)



1/13 Bletchley Rd HUGHESDALE 3166 (REI/VG)



Price: \$1,360,500 Method: Auction Sale Date: 15/06/2024 Property Type: Townhouse (Res)

Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222



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