

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 consumer.vic.gov.au/underquoting

Range between \$890,000 & \$979,000

Median sale price

Median price \$1,230,500 Property Type Townhouse Suburb Hughesdale

Period - From 28/10/2023 to 27/10/2024 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	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



3 2 2

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)

Agent Comments

3 2 2

Price: \$950,000

Method: Auction Sale

Date: 17/08/2024

Property Type: Townhouse (Res)



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

Agent Comments

3 2 2

Price: \$950,000

Method: Private Sale

Date: 06/07/2024

Property Type: Townhouse (Single)



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

Agent Comments

3 2 2

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