

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

8/30 Maroo Street, Hughesdale Vic 3166

Indicative selling price

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

Range between

\$680,000

&

\$730,000

Median sale price

Median price

\$715,000

Property Type

Unit

Suburb

Hughesdale

Period - From

01/11/2022

to

31/10/2023

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	1/19 Darling St HUGHESDALE 3166	\$722,500	14/10/2023
2	4/54 Coorigil Rd CARNEGIE 3163	\$715,000	23/10/2023
3	2/15 Gerald St MURRUMBEENA 3163	\$700,000	07/10/2023

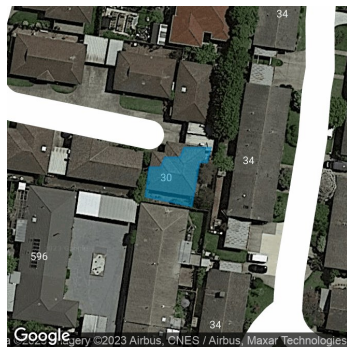
OR

~~**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:

01/11/2023 08:39

8/30 Maroo Street, Hughesdale Vic 3166



2 1 2

Property Type: Unit
Land Size: 118 sqm approx
Agent Comments

Indicative Selling Price
\$680,000 - \$730,000
Median Unit Price
01/11/2022 - 31/10/2023: \$715,000

Comparable Properties



1/19 Darling St HUGHESDALE 3166 (REI)

Agent Comments

2 1 2

Price: \$722,500
Method: Auction Sale
Date: 14/10/2023
Property Type: Unit
Land Size: 211 sqm approx



4/54 Coorigil Rd CARNEGIE 3163 (REI)

Agent Comments

2 1 2

Price: \$715,000
Method: Private Sale
Date: 23/10/2023
Property Type: Unit



2/15 Gerald St MURRUMBEENA 3163 (REI)

Agent Comments

2 1 1

Price: \$700,000
Method: Auction Sale
Date: 07/10/2023
Property Type: Unit

Account - Woodards Bentleigh | P: 03 9557 5500 | F: 03 9557 6133



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