

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

2/9 CARLISLE CRESCENT 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

or range
between

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$745,000

Property type

Unit

Suburb

Hughesdale

Period-from

01 Sep 2022

to

31 Aug 2023

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

2/3 REID STREET OAKLEIGH SOUTH VIC 3167	\$860,000	02-Sep-23
12/10-12 EARLSTOWN ROAD HUGHESDALE VIC 3166	\$799,000	08-Jul-23
4/12 HOWE STREET MURRUMBEENA VIC 3163	\$840,000	10-Jun-23

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 September 2023



2/3 REID STREET OAKLEIGH SOUTH VIC 3167

3 2 1

Sold Price

^{RS} **\$860,000** Sold Date **02-Sep-23**

Distance **1.67km**



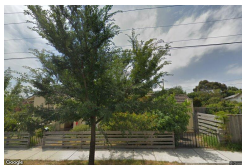
12/10-12 EARLSTOWN ROAD HUGHESDALE VIC 3166

2 2 1

Sold Price

\$799,000 Sold Date **08-Jul-23**

Distance **0.75km**



4/12 HOWE STREET MURRUMBEENA VIC 3163

2 2 1

Sold Price

\$840,000 Sold Date **10-Jun-23**

Distance **0.43km**

RS = Recent sale

UN = Undisclosed Sale

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