

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

2/18A Canterbury Street 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

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$628,750

Property type

Unit

Suburb

Hughesdale

Period-from

01 Oct 2018

to

30 Sep 2019

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

| | | |
|--|-------------|-----------|
| 2/155 Kangaroo Road Hughesdale VIC 3166 | \$970,000 | 04-Feb-19 |
| 1/34-36 Bowen Street Hughesdale VIC 3166 | \$1,000,000 | 20-Apr-19 |
| 3/6 Bletchley Road Hughesdale VIC 3166 | \$900,000 | 25-May-19 |

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: 15 October 2019

**2/155 Kangaroo Road Hughesdale
VIC 3166**4  2  1 

Sold Price

\$970,000

Sold Date

04-Feb-19

Distance

0.33km**1/34-36 Bowen Street Hughesdale
VIC 3166**4  3  2 

Sold Price

\$1,000,000

Sold Date

20-Apr-19

Distance

0.15km**3/6 Bletchley Road Hughesdale VIC
3166**4  1  2 

Sold Price

\$900,000

Sold Date

25-May-19

Distance

1.01km

RS = Recent sale

UN = Undisclosed Sale

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