

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

106/95 Warrigal Road, Hughesdale, VIC 3166

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$479,000

or range between

&

Median sale price

Median price

\$ 803,500

Property type

Unit

Suburb

HUGHESDALE

Period - From

22/04/2023

to

21/04/2024

Source

core\_logic

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property		Price	Date of sale
1	20/50 Poath Road Hughesdale Vic 3166	\$455,000	2023-11-23
2	22/50 Poath Road Hughesdale Vic 3166	\$470,000	2023-11-22
3	6/82-86 Atherton Road Oakleigh Vic 3166	\$450,000	2024-02-16

This Statement of Information was prepared on: 22/04/2024

