

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 104/1346 Dandenong Road, Hughesdale, VIC 3166

Indicative selling price

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

Single Price \$625,000

Median sale price

Median price \$747,000 Property Type Apartment Suburb Hughesdale (3166)

Period - From 01/07/2023 to 31/07/2024 Source REA

Comparable property sales

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
2/21 Camira Street Malvern East Vic 3145	\$655,000	16/07/2024
1/2 Dalgery street Oakleigh Vic 3166	\$700,000	16/06/2024
4/2 Dalgety street Oakleigh Vic 3166	\$670,000	24/04/2024

This Statement of Information was prepared on: 23/08/2024