

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

35 Latrobe Street, Hughesdale, VIC 3166

Indicative selling price

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

Single price

or range between

\$1,200,000

&

\$1,320,000

Median sale price

Median price

\$ 1,413,888

Property type

House

Suburb

HUGHESDALE

Period - From

13/08/2023

to

12/08/2024

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	19 Crewe Road Hughesdale Vic 3166	\$1,300,000	2024-06-18
2	13 Queens Avenue Oakleigh Vic 3166	\$1,300,000	2024-07-10
3	11 Westminster Street Oakleigh Vic 3166	\$1,250,000	2024-05-11

This Statement of Information was prepared on: 13/08/2024

