

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

1 & 2 / 34B Poath Road, Hughesdale Vic 3166

Indicative selling price

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

Single price \$1,450,000 & \$1,580,000

Median sale price

Median price \$1,460,000 Property type House Suburb Hughesdale

Period - From 01/03/2023 to 30/06/2023 Source REIV

Comparable property sales

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
36 Poath Road, Hughesdale Vic 3166	\$1,700,000	22/08/2023
15 Simmonds Street, Hughesdale Vic 3166	\$1,535,000	02/09/2023
538 Neerim Road, Murrumbeena Vic 3163	\$1,430,000	13/05/2023

This Statement of Information was prepared on: 03/10/2023