## 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

140 Kangaroo Road, Hughesdale Vic 3166

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/i	underquot	ing		
Range betweer	\$1,150,000		&		\$1,200,000			
Median sale p	rice							
Median price	\$1,600,000	Pro	operty Type	Hous	se		Suburb	Hughesdale
Period - From	01/04/2022	to	30/06/2022		So	urce	REIV	

### 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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	44 Ardyne St MURRUMBEENA 3163	\$1,225,000	16/07/2022
2	574 Neerim Rd HUGHESDALE 3166	\$1,220,000	13/07/2022
3	9a Stewart St MURRUMBEENA 3163	\$1,170,000	23/03/2022

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 six months.

This Statement of Information was prepared on:

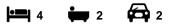
09/08/2022 13:33



140 Kangaroo Road, Hughesdale Vic 3166







**Property Type:** House Agent Comments

Kosta Mesaritis 9593 4500 0412 117 529 kostamesaritis@jelliscraig.com.au

> Indicative Selling Price \$1,150,000 - \$1,200,000 Median House Price June quarter 2022: \$1,600,000

# **Comparable Properties**



44 Ardyne St MURRUMBEENA 3163 (REI)



Price: \$1,225,000 Method: Auction Sale Date: 16/07/2022 Property Type: House (Res) Land Size: 589 sqm approx

574 Neerim Rd HUGHESDALE 3166 (REI)

**2** 

Agent Comments

Agent Comments



Price: \$1,220,000 Method: Private Sale Date: 13/07/2022 Property Type: House

2

9a Stewart St MURRUMBEENA 3163 (REI/VG) Agent Comments



Price: \$1,170,000 Method: Sold Before Auction Date: 23/03/2022 Property Type: House (Res)

#### Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



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