

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 consumer.vic.gov.au/underquoting

Range between \$1,150,000 & \$1,200,000

Median sale price

Median price \$1,600,000 Property Type House Suburb Hughesdale

Period - From 01/04/2022 to 30/06/2022 Source 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.

	Address 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



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Property Type: House

Agent Comments

Comparable Properties



44 Ardyne St MURRUMBEENA 3163 (REI)

Agent Comments

3 1 1

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)

Agent Comments

2 1 2

Price: \$1,220,000

Method: Private Sale

Date: 13/07/2022

Property Type: House



9a Stewart St MURRUMBEENA 3163 (REI/VG)

Agent Comments

3 1 1

Price: \$1,170,000

Method: Sold Before Auction

Date: 23/03/2022

Property Type: House (Res)