

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

28 CLAPHAM ROAD HUGHESDALE VIC 3166

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,365,000

Property type

House

Suburb

Hughesdale

Period-from

01 Apr 2023

to

31 Mar 2024

Source

Corelogic

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 6 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

97 WILLESDEN ROAD HUGHESDALE VIC 3166	\$1,115,000	17-Feb-24
1/143 KANGAROO ROAD HUGHESDALE VIC 3166	\$1,170,000	09-Dec-23
114 DRUMMOND STREET OAKLEIGH VIC 3166	\$1,210,000	17-Oct-23

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 6 months.~~

This Statement of Information was prepared on: 12 April 2024


**97 WILLESDEN ROAD
HUGHESDALE VIC 3166**
 3  1  1

Sold Price

^{RS} **\$1,115,000** Sold Date **17-Feb-24**

Distance **0.24km**

**1/143 KANGAROO ROAD
HUGHESDALE VIC 3166**
 3  2  2

Sold Price

\$1,170,000 Sold Date **09-Dec-23**

Distance **0.55km**

**114 DRUMMOND STREET
OAKLEIGH VIC 3166**
 2  1  -

Sold Price

\$1,210,000 Sold Date **17-Oct-23**

Distance **0.63km**
RS = Recent sale

UN = Undisclosed Sale

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