

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

\Property offered for sale

Address
Including suburb and
postcode 3/168 Kangaroo Road, Hughesdale 3166

Indicative selling price

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

Single price or range between &

Median sale price

Median price Property type Suburb

Period - From to Source

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
4/19 Darling Street, Hughesdale 3166	\$704,000	26/6/2021
3/1 Nangana Road, Murrumbeena 3163	\$650,000	17/4/2021
4/8 Albert Street, Oakleigh 3166	\$682,000	21/6/2021

This Statement of Information was prepared on: