

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

G01/175 Kangaroo Road, Hughesdale Vic 3166

Indicative selling price

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

Single price

\$460,000

Median sale price

Median price

\$753,000

Property Type

Unit

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	308/83-85 Drummond St OAKLEIGH 3166	\$480,000	28/06/2022
2	104/175 Kangaroo Rd HUGHESDALE 3166	\$465,000	09/05/2022
3	G04/175 Kangaroo Rd HUGHESDALE 3166	\$452,500	07/04/2022

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:

05/08/2022 08:45



2 1 2

Property Type:

Agent Comments

Comparable Properties



308/83-85 Drummond St OAKLEIGH 3166 (REI) **Agent Comments**

2 1 1

Price: \$480,000

Method: Private Sale

Date: 28/06/2022

Property Type: Apartment



104/175 Kangaroo Rd HUGHESDALE 3166 (REI/VG) **Agent Comments**

2 1 1

Price: \$465,000

Method: Private Sale

Date: 09/05/2022

Property Type: Apartment



G04/175 Kangaroo Rd HUGHESDALE 3166 (REI/VG) **Agent Comments**

2 1 1

Price: \$452,500

Method: Private Sale

Date: 07/04/2022

Property Type: Apartment