

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 | 579 Neerim Road, Hughesdale, VIC 3166 |
|---|---------------------------------------|

Indicative selling price

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

| | | | | | |
|--------------|--|------------------|-------------|---|-------------|
| Single price | | or range between | \$2,000,000 | & | \$2,200,000 |
|--------------|--|------------------|-------------|---|-------------|

Median sale price

| | | | | | |
|---------------|--------------|---------------|------------|--------|------------|
| Median price | \$ 1,350,000 | Property type | House | Suburb | HUGHESDALE |
| Period - From | 06/02/2023 | to | 05/02/2024 | Source | core_logic |

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

| Address of comparable property | | Price | Date of sale |
|--------------------------------|--|-------------|--------------|
| 1 | 11 Euston Road Hughesdale Vic 3166 | \$2,200,000 | 2023-11-01 |
| 2 | 10 Eleebana Avenue Hughesdale Vic 3166 | \$2,040,000 | 2023-10-23 |
| 3 | 8 Westgate Street Oakleigh Vic 3166 | \$2,121,000 | 2023-08-26 |

This Statement of Information was prepared on: 06/02/2024

