

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

104/95 Warrigal Road, Hughesdale Vic 3166

Indicative selling price

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

Range between

\$430,000

&

\$460,000

Median sale price

Median price

\$766,000

Property Type

Unit

Suburb

Hughesdale

Period - From

01/10/2021

to

31/12/2021

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	3/1 Heath Av OAKLEIGH 3166	\$450,000	21/10/2021
2	10/13 Logie St OAKLEIGH 3166	\$448,500	03/11/2021
3	206/29-31 Swindon Rd HUGHESDALE 3166	\$430,000	29/09/2021

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:

09/03/2022 14:54



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$430,000 - \$460,000
Median Unit Price
December quarter 2021: \$766,000

Comparable Properties

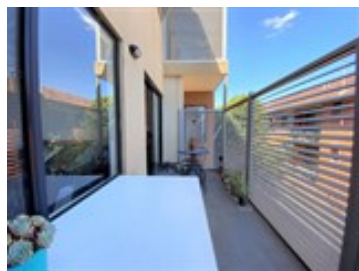


3/1 Heath Av OAKLEIGH 3166 (REI/VG)

Agent Comments



Price: \$450,000
Method: Private Sale
Date: 21/10/2021
Property Type: Unit



10/13 Logie St OAKLEIGH 3166 (REI/VG)

Agent Comments



Price: \$448,500
Method: Private Sale
Date: 03/11/2021
Property Type: Apartment



206/29-31 Swindon Rd HUGHESDALE 3166 (REI)

Agent Comments



Price: \$430,000
Method: Private Sale
Date: 29/09/2021
Property Type: Apartment

Account - 11 North Property Group | P: 1300 353 836