

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

1/5 CREWE 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

\$430,000

&

\$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$746,250

Property type

Unit

Suburb

Hughesdale

Period-from

01 Dec 2023

to

30 Nov 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

7/105 ATHERTON ROAD OAKLEIGH VIC 3166	\$430,000	26-Jul-24
7/5 CREWE ROAD HUGHESDALE VIC 3166	\$475,000	30-Jul-24
5/10 CREWE ROAD HUGHESDALE VIC 3166	\$530,000	06-Jul-24

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: 04 December 2024

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**7/105 ATHERTON ROAD
 OAKLEIGH VIC 3166**

 2  1  1

Sold Price **\$430,000** Sold Date **26-Jul-24**

Distance **0.97km**



**7/5 CREWE ROAD HUGHESDALE
 VIC 3166**

 3  1  1

Sold Price **\$475,000** Sold Date **30-Jul-24**

Distance **0km**



**5/10 CREWE ROAD HUGHESDALE
 VIC 3166**

 2  1  1

Sold Price **\$530,000** Sold Date **06-Jul-24**

Distance **0.09km**

RS = Recent sale UN = Undisclosed Sale

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