

# 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 1/155 Kangaroo Road, Hughesdale, VIC 3166

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price  or range between \$1,100,000 & \$1,200,000

### Median sale price

Median price \$1,500,000 Property type House Suburb HUGHESDALE

Period - From 17/04/2022 to 16/04/2023 Source core\_logic

### Comparable property sales

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.

Address of comparable property		Price	Date of sale
1	1/47 Dallas Avenue Hughesdale Vic 3166	\$1,191,010	2023-01-25
2	1a Skipton Road Hughesdale Vic 3166	\$1,165,000	2022-11-26
3			

This Statement of Information was prepared on: 17/04/2023

