

## 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

301/93 WARRIGAL 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$390,000

&

\$420,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$818,000

Property type

Unit

Suburb

Hughesdale

Period-from

01 Jan 2023

to

31 Dec 2023

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

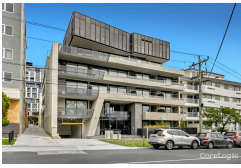
Date of sale

301/83-85 DRUMMOND STREET OAKLEIGH VIC 3166	\$385,000	16-Jan-24
410/59-63 WARRIGAL ROAD HUGHESDALE VIC 3166	\$435,000	22-Aug-23
102/19-21 HANOVER STREET OAKLEIGH VIC 3166	\$387,501	17-Jan-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: 25 January 2024


**301/83-85 DRUMMOND STREET  
OAKLEIGH VIC 3166**

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Sold Price

<sup>RS</sup>
**\$385,000**

Sold Date

**16-Jan-24**

Distance

**0.97km**

**410/59-63 WARRIGAL ROAD  
HUGHESDALE VIC 3166**

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Sold Price

**\$435,000**

Sold Date

**22-Aug-23**

Distance

**0.18km**

**102/19-21 HANOVER STREET  
OAKLEIGH VIC 3166**

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Sold Price

<sup>RS</sup>
**\$387,501**

Sold Date

**17-Jan-24**

Distance

**0.46km**

RS = Recent sale

UN = Undisclosed Sale

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