Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	33/50 Poath Road, Hughesdale Vic 3166
Including suburb and	
postcode	33/50 Poath Road, Hughesdale Vic 3166
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Indicative selling price

Property offered for sale

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

Single price \$580,000

Median sale price

Median price	\$720,000	Pro	perty Type Uni	t		Suburb	Hughesdale
Period - From	01/10/2023	to	30/09/2024	So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	13/50 Poath Rd HUGHESDALE 3166	\$555,000	21/09/2024
2			
3			

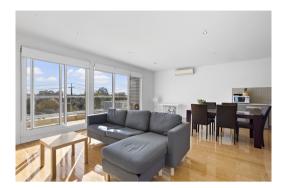
OR

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:	27/11/2024 10:20









Property Type: Apartment Agent Comments

Indicative Selling Price \$580,000 Median Unit Price Year ending September 2024: \$720,000

Comparable Properties



13/50 Poath Rd HUGHESDALE 3166 (REI/VG)

2



a 1

Agent Comments
Smaller Apartment

Price: \$555,000 Method: Auction Sale Date: 21/09/2024

Property Type: Apartment

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.

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