

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

1/12 Hotham Street, Hughesdale Vic 3166

Indicative selling price

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

Range between \$560,000

&

\$610,000

Median sale price

Median price \$611,500

House

Unit

X

Suburb

Hughesdale

Period - From 01/07/2018

to

30/06/2019

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	2/83 Carlisle Cr HUGHESDALE 3166	\$622,500	04/05/2019
2	8/53 Poath Rd MURRUMBEENA 3163	\$598,000	04/05/2019
3	3/590 Neerim Rd HUGHESDALE 3166	\$570,000	11/05/2019

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.



 2  1  2

Rooms:

Property Type: Unit

Agent Comments

Comparable Properties



2/83 Carlisle Cr HUGHESDALE 3166 (REI/VG)

Agent Comments

 2  1  1

Has garage

Price: \$622,500

Method: Auction Sale

Date: 04/05/2019

Rooms: 3

Property Type: Unit



8/53 Poath Rd MURRUMBEENA 3163 (REI/VG)

Agent Comments

 2  1  1

Price: \$598,000

Method: Auction Sale

Date: 04/05/2019

Rooms: 4

Property Type: Unit



3/590 Neerim Rd HUGHESDALE 3166 (REI/VG)

Agent Comments

 2  1  1

Price: \$570,000

Method: Auction Sale

Date: 11/05/2019

Rooms: 7

Property Type: Unit