

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

Address  
Including suburb and  
postcode 3/89 Kangaroo Road, Hughesdale, 3166

## Indicative selling price

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

Single price N/A or range between \$600,000 & \$660,000

## Median sale price

Median price \$735,000 Property type Unit Suburb Hughesdale

Period - From 01/07/2020 to 30/09/2020 Source REIV

## Comparable property sales

**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. 5/24 Grant St OAKLEIGH 3166	\$684,500	23/10/2020
2. 1/83 Woornack Rd CARNEGIE 3163	\$646,000	22/09/2020
3. 1/62 Moonya Rd CARNEGIE 3163	\$645,000	04/11/2020

This Statement of Information was prepared on: Saturday 09/01/2021