

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 15 Simmonds Street, Hughesdale, VIC 3166

Indicative selling price

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

Single price or range between \$1,300,000 & \$1,430,000

Median sale price

Median price \$1,480,000 Property type House Suburb HUGHESDALE

Period - From 07/08/2022 to 06/08/2023 Source core_logic

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	13 Lincoln Avenue Oakleigh Vic 3166	\$1,305,000	2023-06-03
2	39 Richard Street Bentleigh East Vic 3165	\$1,380,000	2023-05-22
3	5 Downing Street Oakleigh Vic 3166	\$1,350,000	2023-04-29

This Statement of Information was prepared on: 07/08/2023

