

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

4/1 Bowen Street Hughesdale VIC 3166

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$644,000

Property type

Unit

Suburb

Hughesdale

Period-from

01 Dec 2018

to

30 Nov 2019

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

2/1081 North Road Hughesdale VIC 3166	\$622,000	20-Jun-19
5/7 Warrigal Road Hughesdale VIC 3166	\$495,000	24-Sep-19
22/119-123 Atkinson Street Oakleigh VIC 3166	\$540,000	08-Aug-19

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: 13 December 2019



2/1081 North Road Hughesdale VIC 3166 Sold Price **\$622,000** Sold Date **20-Jun-19**

 2  1  1

Distance **0.83km**



5/7 Warrigal Road Hughesdale VIC 3166 Sold Price **\$495,000** Sold Date **24-Sep-19**

 2  1  1

Distance **0.86km**



22/119-123 Atkinson Street Oakleigh VIC 3166 Sold Price **\$540,000** Sold Date **08-Aug-19**

 2  1  1

Distance **0.97km**

RS = Recent sale **UN** = Undisclosed Sale

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