

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

46 Darling Street, Hughesdale Vic 3166

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$1,600,000 Property Type House Suburb Hughesdale

Period - From 01/04/2021 to 31/03/2022 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 Camden Rd HUGHESDALE 3166	\$1,320,000	30/04/2022
2	3 Swindon Rd HUGHESDALE 3166	\$1,280,000	30/04/2022
3	24 Hotham St HUGHESDALE 3166	\$1,201,000	07/05/2022

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:

15/07/2022 12:36



 3  1  1

Property Type: House
Land Size: 669 sqm approx
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median House Price
Year ending March 2022: \$1,600,000

Comparable Properties



2 Camden Rd HUGHESDALE 3166 (REI)

Agent Comments

 2  1  1

Price: \$1,320,000
Method: Auction Sale
Date: 30/04/2022
Property Type: House (Res)
Land Size: 693 sqm approx



3 Swindon Rd HUGHESDALE 3166 (REI)

Agent Comments

 3  1  1

Price: \$1,280,000
Method: Auction Sale
Date: 30/04/2022
Property Type: House (Res)
Land Size: 629 sqm approx



24 Hotham St HUGHESDALE 3166 (REI)

Agent Comments

 2  1  2

Price: \$1,201,000
Method: Auction Sale
Date: 07/05/2022
Property Type: House (Res)
Land Size: 531 sqm approx