

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

2/33-35 Darling Street, Hughesdale Vic 3166

Indicative selling price

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

Range between

\$750,000

&

\$800,000

Median sale price

Median price

\$735,000

Property Type

Unit

Suburb

Hughesdale

Period - From

01/10/2021

to

30/09/2022

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	9/15-17 Kangaroo Rd MURRUMBEENA 3163	\$800,000	22/10/2022
2	1/53 Kangaroo Rd MURRUMBEENA 3163	\$782,000	14/10/2022
3			

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:

08/11/2022 14:59

2/33-35 Darling Street, Hughesdale Vic 3166

**Jellis
Craig**

Kon Galitos

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Indicative Selling Price

\$750,000 - \$800,000

Median Unit Price

Year ending September 2022: \$735,000



2 1 2

Property Type: Unit

Agent Comments

Comparable Properties



9/15-17 Kangaroo Rd MURRUMBEENA 3163 (REI)

Agent Comments

2 1 2

Price: \$800,000

Method: Auction Sale

Date: 22/10/2022

Property Type: Unit



1/53 Kangaroo Rd MURRUMBEENA 3163 (REI) **Agent Comments**

2 1 1

Price: \$782,000

Method: Sold Before Auction

Date: 14/10/2022

Property Type: Unit

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.

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



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