

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 Bowmore Street, Hughesdale Vic 3166

Indicative selling price

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

Range between \$1,100,000

&

\$1,210,000

Median sale price

Median price \$1,322,000

House

X

Suburb Hughesdale

Period - From 01/04/2016

to

31/03/2017

Source REIV

Comparable property sales

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
31 Westgate St OAKLEIGH 3166	\$1,245,000	03/06/2017
10 Majdal St BENTLEIGH EAST 3165	\$1,225,000	22/06/2017
61 Dalny Rd MURRUMBEENA 3163	\$1,101,800	01/06/2017