

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

21 Crewe Road, Hughesdale Vic 3166

Indicative selling price

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

Range between \$1,200,000

&

\$1,300,000

Median sale price

Median price \$1,387,749

Property Type House

Suburb Hughesdale

Period - From 01/01/2021

to 31/03/2021

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	16 Rae St CHADSTONE 3148	\$1,307,000	10/04/2021
2	43 Simmonds St HUGHESDALE 3166	\$1,300,000	05/11/2020
3	5 Perth St MURRUMBEENA 3163	\$1,263,000	21/11/2020

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:

20/04/2021 11:24



4 1 2

Property Type: House (Res)

Land Size: 601 sqm approx

Agent Comments

Comparable Properties



16 Rae St CHADSTONE 3148 (REI)

Agent Comments

3 1 2

Price: \$1,307,000

Method: Auction Sale

Date: 10/04/2021

Property Type: House (Res)



43 Simmonds St HUGHESDALE 3166 (REI/VG) Agent Comments

3 2 2

Price: \$1,300,000

Method: Private Sale

Date: 05/11/2020

Property Type: House

Land Size: 613 sqm approx



5 Perth St MURRUMBEENA 3163 (REI/VG)

Agent Comments

3 1 1

Price: \$1,263,000

Method: Auction Sale

Date: 21/11/2020

Property Type: House (Res)

Land Size: 464 sqm approx