

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	42 Simmonds Street, Hughesdale, VIC 3166
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Indicative selling price

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

Single price	\$1,109,000	or range between		&	
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Median sale price

Median price	\$ 1,382,500	Property type	House	Suburb	HUGHESDALE
Period - From	19/02/2023	to	18/02/2024	Source	core_logic

Comparable property sales

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.

Address of comparable property		Price	Date of sale
1	19 Loreen Street Oakleigh South Vic 3167	\$1,100,000	2023-08-19
2	42 Marlborough Street Bentleigh East Vic 3165	\$1,137,000	2023-08-19
3			

This Statement of Information was prepared on: 19/02/2024

