

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

2/13 NORMANBY STREET HUGHESDALE VIC 3166

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$680,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$721,500

Property type

Unit

Suburb

Hughesdale

Period-from

01 Jul 2021

to

30 Jun 2022

Source

Corelogic

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 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

1/13 NORMANBY STREET HUGHESDALE VIC 3166	\$746,000	19-Feb-22
5/23-27 SWINDON ROAD HUGHESDALE VIC 3166	\$670,000	30-Apr-22
2/64 EUSTON ROAD HUGHESDALE VIC 3166	\$720,000	01-Mar-22

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 6 months.~~

This Statement of Information was prepared on: 01 July 2022


**1/13 NORMANBY STREET
HUGHESDALE VIC 3166**
 2  1  1

Sold Price **\$746,000** Sold Date **19-Feb-22**

Distance **0.01km**

**5/23-27 SWINDON ROAD
HUGHESDALE VIC 3166**
 2  1  2

Sold Price **\$670,000** Sold Date **30-Apr-22**

Distance **0.7km**

**2/64 EUSTON ROAD HUGHESDALE
VIC 3166**
 2  1  1

Sold Price **\$720,000** Sold Date **01-Mar-22**

Distance **0.83km**
RS = Recent sale

UN = Undisclosed Sale

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