

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

10/1314 Dandenong Road, Hughesdale Vic 3166

Indicative selling price

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

Range between

\$835,000

&

\$885,000

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		
2		
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:

19/10/2022 13:44

10/1314 Dandenong Road, Hughesdale Vic 3166

**Jellis
Craig**

Myron Ching

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Indicative Selling Price

\$835,000 - \$885,000

Median Unit Price

Year ending September 2022: \$735,000



 **2+St**
udy  **2**  **2**

Property Type: Apartment

Land Size: 169sqm sqm approx

Agent Comments

A rare and remarkable offering of boutique luxury with lifestyle at its doorstep, this exceptional whole floor penthouse is a sophisticated sanctuary of style set against a panoramic backdrop of CBD to Ranges views. Positioned just footsteps from Chadstone Shopping Centre

Comparable Properties

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Account - Jellis Craig | P: 03 9593 4500



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