

# 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

1/1328 Dandenong Road, Hughesdale Vic 3166

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$700,000

### Median sale price

Median price

\$700,000

Property Type

Unit

Suburb

Hughesdale

Period - From

01/10/2018

to

30/09/2019

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	2/13 Crewe Rd HUGHESDALE 3166	\$780,000	23/11/2019
2	5/63 Poath Rd MURRUMBEENA 3163	\$765,000	09/11/2019
3	3/150 Kangaroo Rd HUGHESDALE 3166	\$747,500	30/11/2019

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:

07/12/2019 13:56



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**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**

\$700,000

**Median Unit Price**

Year ending September 2019: \$700,000

## Comparable Properties



**2/13 Crewe Rd HUGHESDALE 3166 (REI)**

**Agent Comments**

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**Price:** \$780,000

**Method:** Auction Sale

**Date:** 23/11/2019

**Property Type:** Unit



**5/63 Poath Rd MURRUMBEENA 3163 (REI)**

**Agent Comments**

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**Price:** \$765,000

**Method:** Auction Sale

**Date:** 09/11/2019

**Property Type:** Villa



**3/150 Kangaroo Rd HUGHESDALE 3166 (REI)**

**Agent Comments**

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**Price:** \$747,500

**Method:** Auction Sale

**Date:** 30/11/2019

**Rooms:** 3

**Property Type:** Villa