

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

4/10-12 EARLSTOWN ROAD 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

\$929,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$799,000

Property type

Unit

Suburb

Hughesdale

Period-from

01 Feb 2023

to

31 Jan 2024

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

11/10-12 EARLSTOWN ROAD HUGHESDALE VIC 3166	\$795,000	10-Nov-23
21/6 WILLGILSON COURT OAKLEIGH VIC 3166	\$935,000	09-Sep-23
9/2 DALGETY STREET OAKLEIGH VIC 3166	\$905,692	27-Dec-23

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: 24 February 2024



**11/10-12 EARLSTOWN ROAD
HUGHESDALE VIC 3166**

 2  2  1

Sold Price **\$795,000** Sold Date **10-Nov-23**

Distance **0.02km**



**21/6 WILLGILSON COURT
OAKLEIGH VIC 3166**

 3  2  2

Sold Price **\$935,000** Sold Date **09-Sep-23**

Distance **0.9km**



**9/2 DALGETY STREET OAKLEIGH
VIC 3166**

 3  2  1

Sold Price **\$905,692** Sold Date **27-Dec-23**

Distance **0.96km**

RS = Recent sale **UN** = Undisclosed Sale

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