

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

4/24 Poath Road, Hughesdale Vic 3166

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$720,000

Property Type Unit

Suburb Hughesdale

Period - From 01/10/2023

to

30/09/2024

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	1b Grandview Gr CARNEGIE 3163	\$1,095,000	03/10/2024
2	2/12 Yendon Rd CARNEGIE 3163	\$1,080,000	24/08/2024
3	1/12 Delia St OAKLEIGH SOUTH 3167	\$1,090,000	30/07/2024

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:

14/10/2024 13:51

4/24 Poath Road, Hughesdale Vic 3166



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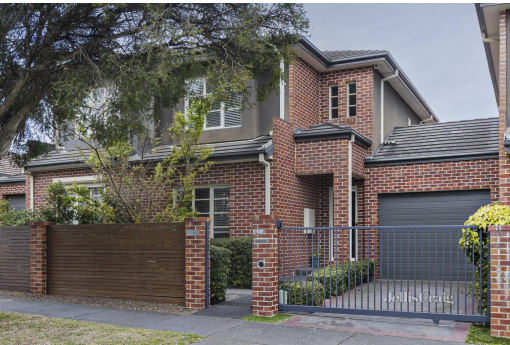
andrewpanagopoulos@jellisrcraig.com.au

Indicative Selling Price

\$1,050,000 - \$1,150,000

Median Unit Price

Year ending September 2024: \$720,000



3 2 2

Property Type: Townhouse

Land Size: 228 sqm approx

Agent Comments

Comparable Properties



1b Grandview Gr CARNEGIE 3163 (REI)

Agent Comments

3 2 1

Price: \$1,095,000

Method: Private Sale

Date: 03/10/2024

Property Type: Townhouse (Single)



2/12 Yendon Rd CARNEGIE 3163 (REI/VG)

Agent Comments

3 2 2

Price: \$1,080,000

Method: Auction Sale

Date: 24/08/2024

Property Type: Townhouse (Single)

1/12 Delia St OAKLEIGH SOUTH 3167 (VG)

Agent Comments

3 - -

Price: \$1,090,000

Method: Sale

Date: 30/07/2024

Property Type: Flat/Unit/Apartment (Res)

Account - Jellis Craig | P: 03 9593 4500



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