

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

204/93 WARRIGAL 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

\$555,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$803,500

Property type

Unit

Suburb

Hughesdale

Period-from

01 Apr 2023

to

31 Mar 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

G03/93 WARRIGAL ROAD HUGHESDALE VIC 3166	\$502,000	21-Nov-23
303/93 WARRIGAL ROAD HUGHESDALE VIC 3166	\$550,000	22-Jan-24
214/28 SWINDON ROAD HUGHESDALE VIC 3166	\$595,000	29-Mar-24

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: 18 April 2024



**G03/93 WARRIGAL ROAD
HUGHESDALE VIC 3166**

 2  2  1

Sold Price **\$502,000** Sold Date **21-Nov-23**

Distance **0km**



**303/93 WARRIGAL ROAD
HUGHESDALE VIC 3166**

 2  -  -

Sold Price **\$550,000** Sold Date **22-Jan-24**

Distance **0km**



**214/28 SWINDON ROAD
HUGHESDALE VIC 3166**

 2  2  2

Sold Price ^{RS} **\$595,000** ^{UN} Sold Date **29-Mar-24**

Distance **0.33km**

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

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