

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

5/47-49 Willesden Road, Hughesdale, VIC 3166

Indicative selling price

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

Single price

or range between

\$775,000

&

\$850,000

Median sale price

Median price

\$ 747,500

Property type

Unit

Suburb

HUGHESDALE

Period - From

14/09/2023

to

13/09/2024

Source

core_logic

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property		Price	Date of sale
1	1/7 Carlisle Crescent Hughesdale Vic 3166	\$840,000	2024-04-09
2	5/590 Neerim Road Hughesdale Vic 3166	\$720,000	2024-07-21
3	4/16 Fellows Street Hughesdale Vic 3166	\$835,000	2024-07-25

This Statement of Information was prepared on:

14/09/2024