

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 22 Preston 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)

Range between \$1,800,000 & \$1,900,000

Median sale price

Median price \$1,475,000 Property type House Suburb Hughesdale

Period - From 01/04/2022 to 31/03/2023 Source REIV

Comparable property sales

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. 249 Murrumbeena Road, MURRUMBEENA 3163	\$1,880,000	31/03/2023
2. 66 Barrington Street, BENTLEIGH EAST 3165	\$1,858,000	04/05/2023
3. 42 Canterbury Street, HUGHESDALE 3166	\$1,845,000	24/03/2023

This Statement of Information was prepared on: Wednesday 24/05/2023 3:45pm