

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

24 Clapham Road, Hughesdale Vic 3166

Indicative selling price

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

Range between \$1,400,000

&

\$1,450,000

Median sale price

Median price \$1,375,500

Property Type House

Suburb Hughesdale

Period - From 01/07/2020

to

30/06/2021

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	21 Crewe Rd HUGHESDALE 3166	\$1,409,000	15/05/2021
2	5 Rendell Ct HUGHESDALE 3166	\$1,375,500	20/02/2021
3			

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:

12/08/2021 12:14



3 2 4

Property Type: House

Land Size: 655 sqm approx

Agent Comments

As appealing now as it would have been when first completed, this three bedroom home's impeccable interiors are equally matched by its meticulously maintained exteriors in an irresistible, tightly held location just a short walk to all amenities. Full of natural light and leafy garden outlooks, its spacious single level accommodation and deep rear garden provide an ideal family environment with a flexible range of future options if desired. Highlights include multiple living areas, immaculate kitchen and bathrooms, BIRs, ducted heating, split cooling, shed, double garage and OSP.

Comparable Properties



21 Crewe Rd HUGHESDALE 3166 (REI)

Agent Comments

4 1 6

Price: \$1,409,000

Method: Auction Sale

Date: 15/05/2021

Property Type: House (Res)

Land Size: 601 sqm approx



5 Rendell Ct HUGHESDALE 3166 (REI/VG)

Agent Comments

3 1 2

Price: \$1,375,500

Method: Auction Sale

Date: 20/02/2021

Property Type: House (Res)

Land Size: 530 sqm approx

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.