

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

3/1338A Dandenong Road, Hughesdale Vic 3166

Indicative selling price

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

Range between \$630,000

&

\$693,000

Median sale price

Median price \$790,000

Property type Unit

Suburb Hughesdale

Period - From 22/11/2022

to

21/11/2023

Source REIV

Comparable property sales

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
1/3 Bowen St HUGHESDALE 3166	\$685,000	29/08/2023
3/70 Moonya Rd CARNEGIE 3163	\$685,000	15/08/2023
1/19 Darling St HUGHESDALE 3166	\$650,250	14/10/2023

This Statement of Information was prepared on: 22/11/2023