

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

1/2 Simmonds Street, Hughesdale Vic 3166

Indicative selling price

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

Single price

\$995,000

Median sale price

Median price

\$1,542,000

Property Type

House

Suburb

Hughesdale

Period - From

01/10/2022

to

30/09/2023

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	117 Atherton Rd OAKLEIGH 3166	\$1,050,000	28/10/2023
2	8/146 Kangaroo Rd HUGHESDALE 3166	\$1,050,000	21/10/2023
3	3/33-35 Darling St HUGHESDALE 3166	\$920,000	16/09/2023

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:

29/10/2023 10:48

1/2 Simmonds Street, Hughesdale Vic 3166

**Jellis
Craig**

Andrew Panagopoulos

9573 6100

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Indicative Selling Price

\$995,000

Median House Price

Year ending September 2023: \$1,542,000



2 1 2

Property Type: House (Res)

Land Size: 389 sqm approx

Agent Comments

Comparable Properties



117 Atherton Rd OAKLEIGH 3166 (REI)

Agent Comments

3 1 2

Price: \$1,050,000

Method: Auction Sale

Date: 28/10/2023

Property Type: House (Res)

Land Size: 288 sqm approx



8/146 Kangaroo Rd HUGHESDALE 3166 (REI)

Agent Comments

3 1 1

Price: \$1,050,000

Method: Auction Sale

Date: 21/10/2023

Property Type: Unit

Land Size: 302 sqm approx



3/33-35 Darling St HUGHESDALE 3166 (REI)

Agent Comments

3 1 2

Price: \$920,000

Method: Auction Sale

Date: 16/09/2023

Property Type: Unit

Account - Jellis Craig | P: 03 9593 4500



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