

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

1/1097 NORTH 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)

Single Price

or range
between

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$818,000

Property type

Unit

Suburb

Hughesdale

Period-from

01 Jan 2023

to

31 Dec 2023

Source

Corelogic

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 6 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

3/33-35 DARLING STREET HUGHESDALE VIC 3166	\$920,000	16-Sep-23
6/168 POATH ROAD HUGHESDALE VIC 3166	\$955,000	29-Nov-23

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 6 months.

This Statement of Information was prepared on: 18 January 2024



**3/33-35 DARLING STREET
HUGHESDALE VIC 3166**

 3  1  2

Sold Price

\$920,000

Sold Date

16-Sep-23

Distance

0.7km



**6/168 POATH ROAD HUGHESDALE
VIC 3166**

 3  2  1

Sold Price

^{RS} **\$955,000**

Sold Date

29-Nov-23

Distance

1.18km

RS = Recent sale

UN = Undisclosed Sale

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