

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

9/1312 Dandenong Road, Hughesdale, VIC 3166

Indicative selling price

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

Single price \$529,950

or range between

&

Median sale price

Median price \$ 1,400,000

Property type House

Suburb HUGHESDALE

Period - From 04/08/2021

to

31/01/2022

Source

core_logic

Comparable property sales

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.

Address of comparable property	Price	Date of sale
1 202/1100 Dandenong Road Carnegie Vic 3163	\$510,000	2021-10-30
2 401/2 Morton Avenue Carnegie Vic 3163	\$530,000	2022-01-06
3		

This Statement of Information was prepared on: 31/01/2022