

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

4/98 WILLESSEN 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

\$460,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$709,500

Property type

Unit

Suburb

Hughesdale

Period-from

01 Mar 2022

to

28 Feb 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

4/16 NORMANBY STREET HUGHESDALE VIC 3166	\$630,000	23-Jul-22
4/575 NEERIM ROAD HUGHESDALE VIC 3166	\$620,000	23-Apr-22

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: 20 March 2023


**4/16 NORMANBY STREET
HUGHESDALE VIC 3166**
 2  1  1

Sold Price **\$630,000** Sold Date **23-Jul-22**

Distance **0.48km**

**4/575 NEERIM ROAD
HUGHESDALE VIC 3166**
 2  1  1

Sold Price **\$620,000** Sold Date **23-Apr-22**

Distance **0.82km**
RS = Recent sale

UN = Undisclosed Sale

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