

Nicholas Brennan 9886 6900 0418 349 243 nbrennan@hockingstuart.com.au

### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Propert <sup>o</sup>	y offered	for s	ale
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Address	2/155 Kangaroo Road, Hughesdale Vic 3166
Including suburb and	
postcode	

#### Indicative selling price

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

Single price	\$990,000

#### Median sale price

Median price	\$695,000	Hou	se	Unit	Х	S	Suburb	Hughesdale
Period - From	01/10/2017	to	30/09/2018		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

Aut	areas or comparable property	1 1100	Dute of Sale
1	1/7 Gauntlet Rd MALVERN EAST 3145	\$1,000,000	15/12/2018
2	2/7 Gerald St MURRUMBEENA 3163	\$990,000	10/11/2018
3	121 Marlborough St BENTLEIGH EAST 3165	\$910,000	20/08/2018

#### 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.

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Price

Date of sale

Generated: 07/01/2019 11:36

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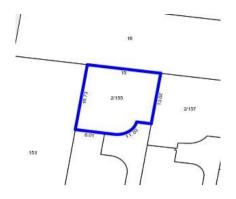
**Indicative Selling Price** \$990,000 **Median Unit Price** 

Year ending September 2018: \$695,000



Land Size: 236 sqm approx

Agent Comments



## Comparable Properties



1/7 Gauntlet Rd MALVERN EAST 3145 (REI)

Price: \$1,000,000 Method: Private Sale Date: 15/12/2018

Rooms: 5

Property Type: Townhouse (Single)

Agent Comments



2/7 Gerald St MURRUMBEENA 3163 (REI)

Price: \$990,000 Method: Auction Sale Date: 10/11/2018

Rooms: -

Property Type: Townhouse (Res)

**Agent Comments** 



121 Marlborough St BENTLEIGH EAST 3165

(REI)

Price: \$910,000 Method: Private Sale Date: 20/08/2018

Rooms: -

Property Type: House

**Agent Comments** 

