

## 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

2/155 Kangaroo Road, Hughesdale Vic 3166

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$990,000

#### Median sale price

Median price \$695,000

House

Unit

X

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	Price	Date 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.



### Agent Comments

 4       2       1

 4     2     2

 4     2     1

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.