

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 203/1344 Dandenong Road, Hughesdale Vic 3166

Indicative selling price

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

Single price \$400,000

Median sale price*

Median price Property Type Suburb Hughesdale

Period - From to Source

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	5/9 Dunoon St MURRUMBEENA 3163	\$417,500	15/02/2024
2	301/93 Warrigal Rd HUGHESDALE 3166	\$390,000	05/03/2024
3	21/488 Neerim Rd MURRUMBEENA 3163	\$380,000	27/03/2024

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.~~

This Statement of Information was prepared on: 26/06/2024 15:48

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$400,000
No median price available

Comparable Properties



5/9 Dunoon St MURRUMBEENA 3163 (REI/VG) Agent Comments



Price: \$417,500
Method: Auction Sale
Date: 15/02/2024
Property Type: Apartment



301/93 Warrigal Rd HUGHESDALE 3166 (REI/VG) Agent Comments



Price: \$390,000
Method: Private Sale
Date: 05/03/2024
Property Type: Unit



21/488 Neerim Rd MURRUMBEENA 3163 (REI/VG) Agent Comments



Price: \$380,000
Method: Sold Before Auction
Date: 27/03/2024
Property Type: Apartment