



STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

UNIT Offered for Sale

3/7 Warrigal Road Hughesdale VIC 3166

2 1 1

Indicative Selling Price

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

Range between \$580,000 & \$630,000

Median Sale Price

\$658,500 Units in Hughesdale between 01 Aug 2018 - 31 Jul 2019

Source: CoreLogic

Comparable Property Sales

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.



2/83 Carlisle Crescent Hughesdale VIC 3166

2 1 1

Sold Price

\$622,500

Sold Date

04-May-19

Distance

0.5km



6/34 Maroo Street Hughesdale VIC 3166

2 1 1

Sold Price

\$635,000

Sold Date

04-May-19

Distance

0.62km



4/34 Maroo Street Hughesdale VIC 3166

2 1 1

Sold Price

\$552,000

Sold Date

22-Jun-19

Distance

0.64km

RS = Recent sale

UN = Undisclosed Sale

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