

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 3/10-12 Kinrade Street, Hughesdale VIC 3166

Indicative selling price

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

range between \$800,000 & \$880,000

Median sale price

Median price \$1,375,500 Property type House Suburb Hughesdale

Period - From 01/07/2020 to 30/06/2021 Source REIV

Comparable property sales

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
20/6 Willgilson Ct OAKLEIGH 3166	\$900,000	13/07/2021
4/1087-1089 North Rd HUGHESDALE 3166	\$850,000	30/06/2021

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: 21/09/2021