

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

<b>Address</b> Including suburb and postcode	101/59-63 Warrigal Road Hughesdale, 3166
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### Indicative selling price

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

Range between	\$360,000 & \$389,000
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### Median sale price

Median price	\$818,000	Property Type	UNIT	Suburb	HUGHESDALE
Period - From	01-Nov-2023	to	31-Oct-2024	Source	CoreLogic

### Comparable property sales

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 04-Apr-2025 at 4:58:35 PM AEDT