

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

3/2 PADDINGTON ROAD HUGHESDALE VIC 3166

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$399,999

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$721,250

Property type

Unit

Suburb

Hughesdale

Period-from

01 Dec 2023

to

30 Nov 2024

Source

Corelogic

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 6 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

2/2 PADDINGTON ROAD HUGHESDALE VIC 3166	\$380,000	17-Aug-24
22/82-86 ATHERTON ROAD OAKLEIGH VIC 3166	\$382,000	02-Oct-24

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 6 months.

This Statement of Information was prepared on: 09 December 2024

Max Martinucci
P 9088 8608
M 0402133505
E max.m@obrienrealestate.com.au



**2/2 PADDINGTON ROAD
HUGHESDALE VIC 3166**

 2  1  1

Sold Price **\$380,000** Sold Date **17-Aug-24**

Distance **0km**



**22/82-86 ATHERTON ROAD
OAKLEIGH VIC 3166**

 2  1  1

Sold Price **\$382,000** Sold Date **02-Oct-24**

Distance **1km**

RS = Recent sale **UN** = Undisclosed Sale

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