

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

52 Eleebana Avenue, Hughesdale Vic 3166

Indicative selling price

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

Range between \$1,350,000

&

\$1,450,000

Median sale price

Median price \$1,222,500

Property Type House

Suburb Hughesdale

Period - From 01/04/2019

to

31/03/2020

Source REIV

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	18 Wallace Av MURRUMBEENA 3163	\$1,551,000	21/03/2020
2	17 Mora Av OAKLEIGH 3166	\$1,546,000	29/02/2020
3	21 Wallace Av MURRUMBEENA 3163	\$1,495,000	14/03/2020

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:

29/05/2020 12:37



Property Type: House (Res)

Land Size: 758 sqm approx

Agent Comments

Comparable Properties



18 Wallace Av MURRUMBEENA 3163 (REI)

Agent Comments



Price: \$1,551,000

Method: Auction Sale

Date: 21/03/2020

Property Type: House (Res)

Land Size: 782 sqm approx



17 Mora Av OAKLEIGH 3166 (REI/VG)

Agent Comments



Price: \$1,546,000

Method: Auction Sale

Date: 29/02/2020

Property Type: House (Res)

Land Size: 566 sqm approx



21 Wallace Av MURRUMBEENA 3163 (REI)

Agent Comments



Price: \$1,495,000

Method: Auction Sale

Date: 14/03/2020

Rooms: 5

Property Type: House (Res)

Land Size: 695 sqm approx