

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

1/166-168 Poath Road, Hughesdale Vic 3166

Indicative selling price

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

Range between \$820,000

&

\$900,000

Median sale price

Median price \$722,500

Property Type Unit

Suburb Hughesdale

Period - From 01/07/2022

to

30/06/2023

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	3/37-38 Railway Pde MURRUMBEENA 3163	\$850,000	19/04/2023
2			
3			

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:

07/09/2023 16:19

1/166-168 Poath Road, Hughesdale Vic 3166

**Jellis
Craig**

Myron Ching

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Indicative Selling Price

\$820,000 - \$900,000

Median Unit Price

Year ending June 2023: \$722,500



3 1 2

Property Type: Villa

Land Size: 286 sqm approx

Agent Comments

Comparable Properties



3/37-38 Railway Pde MURRUMBEENA 3163 (REI)

Agent Comments

3 2 2

Price: \$850,000

Method: Private Sale

Date: 19/04/2023

Property Type: Unit

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.

Account - Jellis Craig | P: 03 9593 4500



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