

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

178 POATH 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

\$1,499,950

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,507,500

Property type

House

Suburb

Hughesdale

Period-from

01 May 2021

to

30 Apr 2022

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

259 POATH ROAD MURRUMBEENA VIC 3163	\$1,510,000	30-Dec-21
7 CALLANDER STREET HUGHESDALE VIC 3166	\$1,500,000	25-Feb-22
16 KATRINA AVENUE MURRUMBEENA VIC 3163	\$1,520,000	12-Mar-22

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: 14 May 2022



259 POATH ROAD MURRUMBEENA VIC 3163 Sold Price **\$1,510,000** Sold Date **30-Dec-21**

 3  1  2

Distance **0.32km**



7 CALLANDER STREET HUGHESDALE VIC 3166 Sold Price **\$1,500,000** Sold Date **25-Feb-22**

 3  1  2

Distance **0.08km**



16 KATRINA AVENUE MURRUMBEENA VIC 3163 Sold Price **\$1,520,000** Sold Date **12-Mar-22**

 3  1  2

Distance **0.51km**

RS = Recent sale

UN = Undisclosed Sale

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