

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 4/29-31 Simmonds Street, 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)

Range between \$1,050,000 & \$1,120,000

Median sale price

Median price \$1,390,000 Property type House Suburb Hughesdale
Period - From 01/01/2021 to 31/03/2021 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. 2/33 Dallas Avenue, Hughesdale, VIC 3166	\$1,233,000	17/04/2021
2. 7/568 Neerim Road, Hughesdale, VIC 3166	\$1,095,000	10/02/2021
3. 15/568 Neerim Road, Hughesdale, VIC 3166	\$1,100,000	16/01/2021

This Statement of Information was prepared on: 08/05/2021