

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

10 Wilbur Crescent, Hughesdale, VIC 3166

Indicative selling price

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

Single price

or range between

\$1,500,000

&

\$1,600,000

Median sale price

Median price

\$ 1,442,500

Property type

House

Suburb

HUGHESDALE

Period - From

16/11/2022

to

15/11/2023

Source

core_logic

Comparable property sales

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.

Address of comparable property		Price	Date of sale
1	15 Simmonds Street Hughesdale Vic 3166	\$1,535,000	2023-09-02
2	5 Gunn Street Murrumbeena Vic 3163	\$1,513,000	2023-09-23
3			

This Statement of Information was prepared on:

16/11/2023

