

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

13 Callander Street, Hughesdale Vic 3166

Indicative selling price

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

Range between \$1,850,000 & \$1,950,000

Median sale price

Median price \$1,433,500 Property Type House Suburb Hughesdale

Period - From 01/01/2023 to 31/12/2023 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	19 Calombeena Av HUGHESDALE 3166	\$1,980,000	25/11/2023
2	5 Spark St MURRUMBEENA 3163	\$1,900,000	10/10/2023
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: 12/02/2024 10:34



 5  3  2

Property Type: House

Land Size: 540 sqm approx

Agent Comments

Indicative Selling Price

\$1,850,000 - \$1,950,000

Median House Price

Year ending December 2023: \$1,433,500

Comparable Properties



19 Calembeena Av HUGHESDALE 3166 (REI)

Agent Comments

 4  2  3

Price: \$1,980,000

Method: Auction Sale

Date: 25/11/2023

Property Type: House (Res)

Land Size: 760 sqm approx



5 Spark St MURRUMBEENA 3163 (REI)

Agent Comments

 3  1  3

Price: \$1,900,000

Method: Sold Before Auction

Date: 10/10/2023

Property Type: House (Res)

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