

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 g07/175 Kangaroo Road, Hughesdale Vic 3166

Indicative selling price

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

Range between \$280,000 & \$308,000

Median sale price

Median price \$611,500 House Unit X Suburb Hughesdale

Period - From 01/07/2018 to 30/06/2019 Source REIV

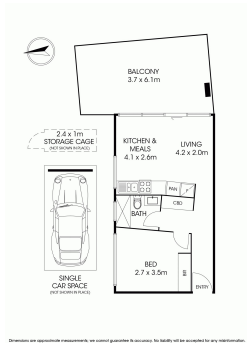
Comparable property sales (*Delete A or B below as applicable)

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	6/36 Railway Pde MURRUMBEENA 3163	\$325,000	27/07/2019
2	7/108 Murrumbreena Rd MURRUMBEENA 3163	\$310,000	05/04/2019
3	9/36 Rosella St MURRUMBEENA 3163	\$296,350	29/05/2019

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.



Rooms:

Property Type: Apartment

Land Size: 45 sqm approx

Agent Comments

Comparable Properties



6/36 Railway Pde MURRUMBEENA 3163 (REI) **Agent Comments**



Price: \$325,000

Method: Private Sale

Date: 27/07/2019

Rooms: -

Property Type: Apartment



7/108 Murrumbeena Rd MURRUMBEENA 3163 (REI/VG) **Agent Comments**



Price: \$310,000

Method: Private Sale

Date: 05/04/2019

Rooms: -

Property Type: Apartment



9/36 Rosella St MURRUMBEENA 3163 (REI/VG) **Agent Comments**



Price: \$296,350

Method: Private Sale

Date: 29/05/2019

Rooms: -

Property Type: Apartment