

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

8/16 Fellows Street, Hughesdale Vic 3166

Indicative selling price

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

Range between

\$620,000

&

\$675,000

Median sale price

Median price

\$769,500

Property Type

Unit

Suburb

Hughesdale

Period - From

01/04/2023

to

31/03/2024

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	2/1328 Dandenong Rd HUGHESDALE 3166	\$641,000	25/04/2024
2	1/1340 Dandenong Rd HUGHESDALE 3166	\$637,000	17/02/2024
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:

17/05/2024 13:23



2 1 1

Property Type: Villa
Agent Comments

Comparable Properties



2/1328 Dandenong Rd HUGHESDALE 3166
(REI)

Agent Comments

2 1 2

Price: \$641,000
Method: Private Sale
Date: 25/04/2024
Property Type: Unit



1/1340 Dandenong Rd HUGHESDALE 3166
(REI/VG)

Agent Comments

2 1 1

Price: \$637,000
Method: Auction Sale
Date: 17/02/2024
Property Type: Unit

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.