

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

38 Willesden Road, Hughesdale Vic 3166

Indicative selling price

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

Range between \$1,250,000

&

\$1,350,000

Median sale price

Median price \$1,300,000

Property Type House

Suburb Hughesdale

Period - From 12/04/2020

to

11/04/2021

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		
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:

12/04/2021 12:29

38 Willesden Road, Hughesdale Vic 3166

**Jellis
Craig**

Kon Galitos

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Indicative Selling Price

\$1,250,000 - \$1,350,000

Median House Price

12/04/2020 - 11/04/2021: \$1,300,000



Rooms: 6

Property Type: House (Res)

Land Size: 697 sqm approx

Agent Comments

Captivating 3 bedroom Art Deco heartwarmer on 697 sqm approx. with plans & permits to subdivide; featuring a glorious north facing lounge (OFP), generous dining area, an updated kitchen (new appliances), study area, converted double garage with storage (ideal office) in park-like gardens, hardwood floorboards, ducted heating, evap cooling, large shed & a carport. Up and coming pocket near train, cafes & Oakleigh Grammar. Note: plans for a 4 bedroom 2 bathroom rear townhouse with double garage.

Comparable Properties

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