

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 2/50 Darling Street Hughesdale 3166

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$969,000

Median sale price

Median price \$715,000 Property type Unit Suburb Hughesdale

Period - From 01/10/2022 to 31/12/2022 Source REIV

Comparable property sales

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
1/39 Golf Road Oakleigh South 3167	\$950,000	11/03/2023
2/5a Hotham Street Hughesdale 3166	\$960,000	08/03/2023
2/5 Richardson Street Hughesdale 3167	\$960,000	10/12/2022

This Statement of Information was prepared on: 03/04/2023