

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

2/262 Poath Road, Hughesdale Vic 3166

Indicative selling price

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

Single price

\$960,000

Median sale price

Median price

\$707,000

Property Type

Unit

Suburb

Hughesdale

Period - From

01/01/2021

to

31/12/2021

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	3/10-12 Kinrade St HUGHESDALE 3166	\$986,000	19/10/2021
2	7/81-85 Rosanna St CARNEGIE 3163	\$972,500	10/02/2022
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:

18/03/2022 12:49

2/262 Poath Road, Hughesdale Vic 3166

**Jellis
Craig**

Mark Staples

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Indicative Selling Price

\$960,000

Median Unit Price

Year ending December 2021: \$707,000



3 1 1

Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties



3/10-12 Kinrade St HUGHESDALE 3166 (REI)

Agent Comments

3 1 1

Price: \$986,000

Method: Sold Before Auction

Date: 19/10/2021

Rooms: 4

Property Type: Townhouse (Res)



7/81-85 Rosanna St CARNEGIE 3163 (REI)

Agent Comments

3 1 1

Price: \$972,500

Method: Auction Sale

Date: 10/02/2022

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.

Account - Jellis Craig | P: 03 9593 4500



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