

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

2/78 Willesden Road, Hughesdale Vic 3166

Indicative selling price

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

Range between \$660,000

&

\$726,000

Median sale price

Median price \$780,000

Property Type Unit

Suburb Hughesdale

Period - From 01/10/2019

to 31/12/2019

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	3/172 Kangaroo Rd HUGHESDALE 3166	\$756,000	14/12/2019
2	3/150 Kangaroo Rd HUGHESDALE 3166	\$747,500	30/11/2019
3	3/17 Birdwood St BENTLEIGH EAST 3165	\$705,000	29/02/2020

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:

03/03/2020 14:04



Property Type:

Agent Comments

Indicative Selling Price:

\$660,000 - \$726,000

Median Unit Price:

December quarter 2019: \$780,000

Comparable Properties



3/172 Kangaroo Rd HUGHESDALE 3166 (REI)

Agent Comments



Price: \$756,000

Method: Auction Sale

Date: 14/12/2019

Rooms: 3

Property Type: Townhouse (Res)



3/150 Kangaroo Rd HUGHESDALE 3166 (REI)

Agent Comments



Price: \$747,500

Method: Auction Sale

Date: 30/11/2019

Rooms: 3

Property Type: Villa



3/17 Birdwood St BENTLEIGH EAST 3165 (REI)

Agent Comments



Price: \$705,000

Method: Auction Sale

Date: 29/02/2020

Property Type: Unit