

# 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 51 Euston Road Hughesdale 3166

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

range between \$1,900,000 & \$2,090,000

## Median sale price

Median price 1,464,000 Property type House Suburb Hughesdale

Period - From 01/06/2021 to 30/09/2021 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
22 Darling Street Hughesdale 3166	\$2,266,000	08/10/2021
15 Katrina Avenue Murrembeena 3163	\$2,250,000	04/12/2021
10 Adams Street Murrembeena 3163	\$1,980,000	03/11/2021

This Statement of Information was prepared on: 13/12/2021