Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 2/47-49 Willesden Road, Hughesdale Vic 3166

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	n \$690,000		&		\$759,000			
Median sale price								
Median price	\$743,500	Pro	perty Type	Unit			Suburb	Hughesdale
Period - From	01/04/2024	to	31/03/2025		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	8/23 Swindon Rd HUGHESDALE 3166	\$670,000	16/04/2025
2	5/33-35 Golf Links Av OAKLEIGH 3166	\$710,000	05/04/2025
3	5/47-49 Willesden Rd HUGHESDALE 3166	\$822,000	30/11/2024

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:

01/05/2025 10:44









Property Type: Flat/Unit/Apartment (Res) Agent Comments Indicative Selling Price \$690,000 - \$759,000 Median Unit Price Year ending March 2025: \$743,500

Comparable Properties

8/23 Swindon Rd HUGHESDALE 3166 (REI) 2 1 2 1 Price: \$670,000 Method: Auction Sale Date: 16/04/2025 Property Type: Unit	Agent Comments
5/33-35 Golf Links Av OAKLEIGH 3166 (REI) 2 1 1 1 Price: \$710,000 Method: Sold Before Auction Date: 05/04/2025 Property Type: Unit	Agent Comments
5/47-49 Willesden Rd HUGHESDALE 3166 (REI) 2 1 1 1 Price: \$822,000 Method: Auction Sale Date: 30/11/2024 Property Type: Unit	Agent Comments

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