

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

9/1314 DANDENONG ROAD HUGHESDALE VIC 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

or range
between

\$399,000

&

\$438,900

Median sale price

(*Delete house or unit as applicable)

Median Price

\$737,500

Property type

Unit

Suburb

Hughesdale

Period-from

01 Nov 2022

to

31 Oct 2023

Source

Corelogic

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 6 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

6/103 ATHERTON ROAD OAKLEIGH VIC 3166	\$425,000	11-Nov-23
104/95 WARRIGAL ROAD HUGHESDALE VIC 3166	\$413,000	01-Jun-23
18/82-86 ATHERTON ROAD OAKLEIGH VIC 3166	\$450,000	13-Nov-23

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 6 months.~~

This Statement of Information was prepared on: 16 November 2023



6/103 ATHERTON ROAD OAKLEIGH VIC 3166

2 1 1

Sold Price ^{RS} **\$425,000** ^{UN} Sold Date **11-Nov-23**

Distance **1.88km**



104/95 WARRIGAL ROAD HUGHESDALE VIC 3166

2 2 1

Sold Price **\$413,000** Sold Date **01-Jun-23**

Distance **1.55km**



18/82-86 ATHERTON ROAD OAKLEIGH VIC 3166

2 1 2

Sold Price ^{RS} **\$450,000** Sold Date **13-Nov-23**

Distance **1.83km**

RS = Recent sale

UN = Undisclosed Sale

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