

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

12/568 Neerim Road, Hughesdale Vic 3166

Indicative selling price

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

Range between \$1,050,000 & \$1,125,000

Median sale price

Median price \$741,250 Property Type Unit Suburb Hughesdale

Period - From 01/07/2019 to 30/06/2020 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	1/24 Paget St HUGHESDALE 3166	\$1,222,500	14/07/2020
2	1/6 Goode St MALVERN EAST 3145	\$1,175,000	20/06/2020
3	2/8 Paget St HUGHESDALE 3166	\$1,170,000	21/03/2020

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: 28/07/2020 17:41



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Rooms: 6
Property Type: Townhouse
Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,125,000
Median Unit Price
Year ending June 2020: \$741,250

Comparable Properties



1/24 Paget St HUGHESDALE 3166 (REI)

[Agent Comments](#)

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Price: \$1,222,500
Method: Sold Before Auction
Date: 14/07/2020
Property Type: House (Res)



1/6 Goode St MALVERN EAST 3145 (REI)

[Agent Comments](#)

 3  2  2

Price: \$1,175,000
Method: Auction Sale
Date: 20/06/2020
Property Type: Townhouse (Res)
Land Size: 250 sqm approx



2/8 Paget St HUGHESDALE 3166 (REI/VG)

[Agent Comments](#)

 3  2  2

Price: \$1,170,000
Method: Auction Sale
Date: 21/03/2020
Rooms: 4
Property Type: Townhouse (Res)
Land Size: 250 sqm approx