

# 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 3/1348 Dandenong Road, Hughesdale Vic 3166

### Indicative selling price

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

Single price \$699,000

### Median sale price

Median price \$632,000

Property Type Unit

Suburb Hughesdale

Period - From 12/02/2019

to 11/02/2020

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	3/150 Kangaroo Rd HUGHESDALE 3166	\$747,500	30/11/2019
2	1/1-3 Barkly St HUGHESDALE 3166	\$691,500	19/10/2019
3	1/12 Hotham St HUGHESDALE 3166	\$691,000	24/08/2019

**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:

12/02/2020 16:47



 2  1  1

**Property Type:** Villa Unit  
Agent Comments

**Indicative Selling Price**  
\$699,000

**Median Unit Price**  
12/02/2019 - 11/02/2020: \$632,000

## Comparable Properties



**3/150 Kangaroo Rd HUGHESDALE 3166 (REI)** [Agent Comments](#)

 2  1  2

**Price:** \$747,500  
**Method:** Auction Sale  
**Date:** 30/11/2019  
**Rooms:** 3  
**Property Type:** Villa



**1/1-3 Barkly St HUGHESDALE 3166 (REI)** [Agent Comments](#)

 2  1  1

**Price:** \$691,500  
**Method:** Auction Sale  
**Date:** 19/10/2019  
**Property Type:** Unit



**1/12 Hotham St HUGHESDALE 3166 (REI/VG)** [Agent Comments](#)

 2  1  2

**Price:** \$691,000  
**Method:** Auction Sale  
**Date:** 24/08/2019  
**Rooms:** 4  
**Property Type:** Unit