

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

1/24 Paget Street, Hughesdale Vic 3166

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,222,500 Property Type House Suburb Hughesdale

Period - From 01/04/2019 to 31/03/2020 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	2/8 Paget St HUGHESDALE 3166	\$1,170,000	21/03/2020
2	2/58 Willesden Rd HUGHESDALE 3166	\$1,130,500	02/05/2020
3	2/27 Kangaroo Rd MURRUMBEENA 3163	\$1,001,000	29/05/2020

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:

23/06/2020 15:49



 3/4  2.5  2

Property Type:

Land Size: 274 (approx) sqm
approx

Agent Comments

Indicative Selling Price

\$1,000,000 - \$1,100,000

Median House Price

Year ending March 2020: \$1,222,500

Comparable Properties



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



2/58 Willesden Rd HUGHESDALE 3166 (REI)

Agent Comments

 4  3  2

Price: \$1,130,500

Method: Private Sale

Date: 02/05/2020

Property Type: House



2/27 Kangaroo Rd MURRUMBEENA 3163 (REI)

Agent Comments

 3  1  2

Price: \$1,001,000

Method: Sold Before Auction

Date: 29/05/2020

Property Type: Townhouse (Res)