

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

1/2 Simmonds Street, Hughesdale Vic 3166

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$1,450,000 Property Type House Suburb Hughesdale

Period - From 01/07/2022 to 30/06/2023 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	1201 North Rd OAKLEIGH 3166	\$955,000	22/07/2023
2	1 Sumersett Av OAKLEIGH SOUTH 3167	\$915,000	24/08/2023
3	26 Devoy St OAKLEIGH SOUTH 3167	\$906,000	03/06/2023

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:

04/10/2023 16:56

1/2 Simmonds Street, Hughesdale Vic 3166

**Jellis
Craig**

Andrew Panagopoulos
9573 6100
0412 054 970

andrewpanagopoulos@jellisrcraig.com.au

Indicative Selling Price

\$900,000 - \$990,000

Median House Price

Year ending June 2023: \$1,450,000



 2  1  2

Property Type: House

Land Size: 390 sqm approx

Comparable Properties



1201 North Rd OAKLEIGH 3166 (REI)

Agent Comments

 3  1  1

Price: \$955,000

Method: Auction Sale

Date: 22/07/2023

Property Type: House (Res)

Land Size: 536 sqm approx



1 Sumersett Av OAKLEIGH SOUTH 3167 (REI/VG)

Agent Comments

 3  1  2

Price: \$915,000

Method: Private Sale

Date: 24/08/2023

Property Type: House

Land Size: 375 sqm approx

Account - Jellis Craig | P: 03 9593 4500



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



26 Devoy St OAKLEIGH SOUTH 3167 (REI)

Agent Comments

 3  1  1

Price: \$906,000

Method: Auction Sale

Date: 03/06/2023

Property Type: House (Res)

Land Size: 342 sqm approx

Account - Jellis Craig | P: 03 9593 4500



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.