

# 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

1/20 Brine Street, Hughesdale Vic 3166

### Indicative selling price

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

Range between \$870,000 & \$950,000

### Median sale price

Median price \$771,000 Property Type Unit Suburb Hughesdale

Period - From 12/03/2023 to 11/03/2024 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	1/1 Bletchley Rd HUGHESDALE 3166	\$1,012,000	17/02/2024
2	1/22-24 Ardyne St MURRUMBEENA 3163	\$955,000	03/03/2024
3	1/1097 North Rd HUGHESDALE 3166	\$920,000	06/02/2024

**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:

12/03/2024 07:50

1/20 Brine Street, Hughesdale Vic 3166

Jack Slater  
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Property Type:  
Agent Comments

**Indicative Selling Price**  
\$870,000 - \$950,000  
**Median Unit Price**  
12/03/2023 - 11/03/2024: \$771,000

## Comparable Properties



1/1 Bletchley Rd HUGHESDALE 3166 (REI) Agent Comments



**Price:** \$1,012,000  
**Method:** Auction Sale  
**Date:** 17/02/2024  
**Property Type:** Townhouse (Res)



1/22-24 Ardyne St MURRUMBEENA 3163 (REI) Agent Comments



**Price:** \$955,000  
**Method:** Private Sale  
**Date:** 03/03/2024  
**Property Type:** Unit



1/1097 North Rd HUGHESDALE 3166 (REI) Agent Comments



**Price:** \$920,000  
**Method:** Private Sale  
**Date:** 06/02/2024  
**Property Type:** House  
**Land Size:** 440 sqm approx

Account - Slater & Levin



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