

# 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

11 Euston 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)

Range between \$2,100,000 & \$2,300,000

### Median sale price

Median price \$1,457,500 Property Type House Suburb Hughesdale

Period - From 01/04/2023 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	40 Bowen St HUGHESDALE 3166	\$2,300,000	29/04/2023
2	35 Lindsay Av MURRUMBEENA 3163	\$2,335,500	15/04/2023
3	17 Karma Av MALVERN EAST 3145	\$2,350,000	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:

14/09/2023 11:08



**Property Type:** House (Res)

Agent Comments

## Comparable Properties



**40 Bowen St HUGHESDALE 3166 (REI/VG)**

Agent Comments



**Price:** \$2,300,000

**Method:** Auction Sale

**Date:** 29/04/2023

**Property Type:** House (Res)

**Land Size:** 668 sqm approx



**35 Lindsay Av MURRUMBEENA 3163 (REI/VG)**

Agent Comments



**Price:** \$2,335,500

**Method:** Auction Sale

**Date:** 15/04/2023

**Property Type:** House (Res)

**Land Size:** 609 sqm approx



**17 Karma Av MALVERN EAST 3145 (REI/VG)**

Agent Comments



**Price:** \$2,350,000

**Method:** Auction Sale

**Date:** 03/06/2023

**Property Type:** House (Res)

**Land Size:** 597 sqm approx