## 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

158 Poath Road, Hughesdale Vic 3166

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,180,000		&		\$1,280,000			
Median sale p	rice							
Median price	\$1,465,000	Pro	operty Type	Hou	ise		Suburb	Hughesdale
Period - From	01/01/2025	to	31/03/2025		So	ource	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	179 Murrumbeena Rd MURRUMBEENA 3163	\$1,215,000	15/03/2025
2	8b Crewe Rd HUGHESDALE 3166	\$1,290,000	12/12/2024
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OR

**B**<sup>\*</sup> 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:

03/06/2025 08:14



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**Property Type:** House (Res) **Land Size:** 565 sqm approx Agent Comments Indicative Selling Price \$1,180,000 - \$1,280,000 Median House Price March quarter 2025: \$1,465,000

# **Comparable Properties**

179 Murrumbeena Rd MURRUMBEENA 3163 (VG)



Price: \$1,215,000 Method: Sale Date: 15/03/2025 Property Type: House (Res) Land Size: 696 sqm approx

8b Crewe Rd HUGHESDALE 3166 (REI/VG)

Agent Comments

Agent Comments



Price: \$1,290,000 Method: Sold Before Auction Date: 12/12/2024 Property Type: House Land Size: 683 sqm approx

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.

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#### Account - Slater & Levin



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