### 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

16/34 Maroo Street, Hughesdale Vic 3166

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/i	underquot	ing		
Range betweer	\$650,000		&		\$700,000			
Median sale p	rice							
Median price	\$758,500	Pro	operty Type	Unit			Suburb	Hughesdale
Period - From	01/07/2023	to	30/09/2023		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	1/3 Crewe Rd HUGHESDALE 3166	\$745,000	25/09/2023
2	1/19 Darling St HUGHESDALE 3166	\$722,500	14/10/2023
3	2/1-3 Freda St HUGHESDALE 3166	\$715,000	24/10/2023

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:

01/11/2023 12:04



# woodards





Rooms: 3 Property Type: Unit Agent Comments

**Ruth Roberts** 9572 1666 0409 214 110 rroberts@woodards.com.au

**Indicative Selling Price** \$650,000 - \$700,000 **Median Unit Price** September quarter 2023: \$758,500

## **Comparable Properties**



1/3 Crewe Rd HUGHESDALE 3166 (REI)



2

Price: \$745,000 Method: Private Sale Date: 25/09/2023 Property Type: Unit

Agent Comments

Agent Comments



Price: \$722,500 Method: Auction Sale Date: 14/10/2023 Property Type: Unit Land Size: 211 sqm approx

2/1-3 Freda St HUGHESDALE 3166 (REI)

1/19 Darling St HUGHESDALE 3166 (REI)

**6** 2



Agent Comments

Price: \$715.000 Method: Sold Before Auction Date: 24/10/2023 Property Type: Unit

#### Account - Woodards | P: 03 9572 1666 | F: 03 9572 2480



propertydata

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