

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 consumer.vic.gov.au/underquoting

Range between

\$650,000

&

\$700,000

Median sale price

Median price

\$758,500

Property Type

Unit

Suburb

Hughesdale

Period - From

01/07/2023

to

30/09/2023

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	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

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 2  1  1

Rooms: 3
Property Type: Unit
Agent Comments

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

Comparable Properties



1/3 Crewe Rd HUGHESDALE 3166 (REI)

Agent Comments

 2  1  2

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



1/19 Darling St HUGHESDALE 3166 (REI)

Agent Comments

 2  1  2

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)

Agent Comments

 3  1  1

Price: \$715,000
Method: Sold Before Auction
Date: 24/10/2023
Property Type: Unit

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