

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

2/1328 DANDENONG ROAD HUGHESDALE VIC 3166

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$690,000

&

\$759,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$799,000

Property type

Unit

Suburb

Hughesdale

Period-from

01 Mar 2023

to

29 Feb 2024

Source

Corelogic

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 6 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

3/1338A DANDENONG ROAD HUGHESDALE VIC 3166	\$715,000	25-Nov-23
16/34 MAROO STREET HUGHESDALE VIC 3166	\$720,000	25-Nov-23
1/3 CREWE ROAD HUGHESDALE VIC 3166	\$745,000	25-Sep-23

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 6 months.

This Statement of Information was prepared on: 05 March 2024

**3/1338A DANDENONG ROAD
HUGHESDALE VIC 3166**

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Sold Price **\$715,000** Sold Date **25-Nov-23**Distance **0.13km****16/34 MAROO STREET
HUGHESDALE VIC 3166**

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Sold Price **\$720,000** Sold Date **25-Nov-23**Distance **0.36km****1/3 CREWE ROAD HUGHESDALE
VIC 3166**

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Sold Price **\$745,000** Sold Date **25-Sep-23**Distance **0.91km****RS** = Recent sale **UN** = Undisclosed Sale

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