

## 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

2/2 PADDINGTON 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$380,000

&

\$410,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$803,500

Property type

Unit

Suburb

Hughesdale

Period-from

01 Apr 2023

to

31 Mar 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

3/28 MOONYA ROAD CARNEGIE VIC 3163	\$400,000	23-Aug-23
6/45 RAILWAY AVENUE OAKLEIGH VIC 3166	\$360,000	01-Mar-24

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.

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**3/28 MOONYA ROAD CARNEGIE  
VIC 3163**

2 1 1

Sold Price

**\$400,000**

Sold Date **23-Aug-23**

Distance

**2.34km**



**6/45 RAILWAY AVENUE  
OAKLEIGH VIC 3166**

2 1 1

Sold Price

<sup>RS</sup> **\$360,000** <sup>UN</sup>

Sold Date **01-Mar-24**

Distance

**2.47km**

RS = Recent sale

UN = Undisclosed Sale

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