

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

2/6 Bletchley Road, Hughesdale Vic 3166

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$850,000 & \$920,000

Median sale price

Median price \$747,500 Property Type Unit Suburb Hughesdale

Period - From 01/10/2023 to 31/12/2023 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	1/22-24 Ardyne St MURRUMBEENA 3163	\$955,000	03/03/2024
2	26 Sydney St MURRUMBEENA 3163	\$950,000	17/02/2024
3	4/10-12 Earlstown Rd HUGHESDALE 3166	\$905,500	14/03/2024

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:

26/03/2024 10:22



 3  1  2

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$850,000 - \$920,000

Median Unit Price

December quarter 2023: \$747,500

Comparable Properties



1/22-24 Ardyne St MURRUMBEENA 3163 (REI) Agent Comments

 3  1  2

Price: \$955,000

Method: Auction Sale

Date: 03/03/2024

Property Type: Unit



26 Sydney St MURRUMBEENA 3163 (REI) Agent Comments

 2  2  2

Price: \$950,000

Method: Auction Sale

Date: 17/02/2024

Property Type: Townhouse (Res)



4/10-12 Earlstown Rd HUGHESDALE 3166 (REI) Agent Comments

 3  2  2

Price: \$905,500

Method: Private Sale

Date: 14/03/2024

Property Type: Unit

Land Size: 70 sqm approx