## 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	cons	sumer.vic.go	v.au/	<i>underquot</i>	ing		
Range betweer	\$850,000		&		\$920,000			
Median sale p	rice							
Median price	\$747,500	Pro	operty Type	Unit			Suburb	Hughesdale
Period - From	01/10/2023	to	31/12/2023		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	1/22-24 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



2/6 Bletchley Road, Hughesdale Vic 3166







Property Type: Townhouse (Single) Agent Comments

**Robert De Freitas** 9593 4500 0421 430 350 robertdefreitas@jelliscraig.com.au

**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







Method: Auction Sale Date: 03/03/2024 Property Type: Unit

Price: \$955,000

26 Sydney St MURRUMBEENA 3163 (REI)

Agent Comments



Price: \$950,000 Method: Auction Sale Date: 17/02/2024 Property Type: Townhouse (Res)



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

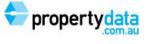
Agent Comments



Price: \$905,500 Method: Private Sale Date: 14/03/2024 Property Type: Unit Land Size: 70 sqm approx

#### Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604





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