

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 Brine Street, Hughesdale Vic 3166

Indicative selling price

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

Range between \$990,000

&

\$1,080,000

Median sale price

Median price \$1,440,000

Property Type House

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	42 Simmonds St HUGHESDALE 3166	\$1,125,000	20/02/2024
2	6/17 Rosella St MURRUMBEENA 3163	\$1,065,000	23/03/2024
3	1/1 Bletchley Rd HUGHESDALE 3166	\$1,012,000	17/02/2024

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:

09/04/2024 10:46

2/6 Brine Street, Hughesdale Vic 3166

Jake Sulley
0409 995 066
jake@slaterlevin.com.au



 3  2  2

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$990,000 - \$1,080,000

Median House Price

December quarter 2023: \$1,440,000

Comparable Properties



42 Simmonds St HUGHESDALE 3166 (REI)

Agent Comments

 3  2  2

Price: \$1,125,000

Method: Private Sale

Date: 20/02/2024

Property Type: House

Land Size: 304 sqm approx



6/17 Rosella St MURRUMBEENA 3163 (REI)

Agent Comments

 3  2  1

Price: \$1,065,000

Method: Auction Sale

Date: 23/03/2024

Property Type: Townhouse (Res)



1/1 Bletchley Rd HUGHESDALE 3166 (REI)

Agent Comments

 3  2  2

Price: \$1,012,000

Method: Auction Sale

Date: 17/02/2024

Property Type: Townhouse (Res)

Account - Slater & Levin



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