## 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

20 Skipton Road, Hughesdale Vic 3166

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betwee	\$1,350,000		&		\$1,450,000			
Median sale p	rice							
Median price	\$1,440,000	Pro	operty Type	Hou	se		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	43 Euston Rd HUGHESDALE 3166	\$1,560,000	08/12/2023
2	48 Eleebana Av HUGHESDALE 3166	\$1,440,000	31/10/2023
3	41 Darling St HUGHESDALE 3166	\$1,427,000	18/11/2023

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:

29/01/2024 11:07







Property Type: House Land Size: 696 sqm approx Agent Comments Indicative Selling Price \$1,350,000 - \$1,450,000 Median House Price December quarter 2023: \$1,440,000

# **Comparable Properties**



**Price:** \$1,560,000

43 Euston Rd HUGHESDALE 3166 (REI)

Method: Sold Before Auction Date: 08/12/2023 Property Type: House (Res) Land Size: 699 sqm approx

99 sqm approx

Agent Comments

Agent Comments



Price: \$1,440,000 Method: Private Sale Date: 31/10/2023 Property Type: House Land Size: 764 sqm approx

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41 Darling St HUGHESDALE 3166 (REI)

48 Eleebana Av HUGHESDALE 3166 (REI)

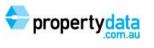
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Agent Comments

Price: \$1,427,000 Method: Auction Sale Date: 18/11/2023 Property Type: House (Res)

## Account - Woodards | P: 03 9568 1188 | F: 03 9568 3036





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