

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 consumer.vic.gov.au/underquoting

Range between \$1,350,000 & \$1,450,000

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.

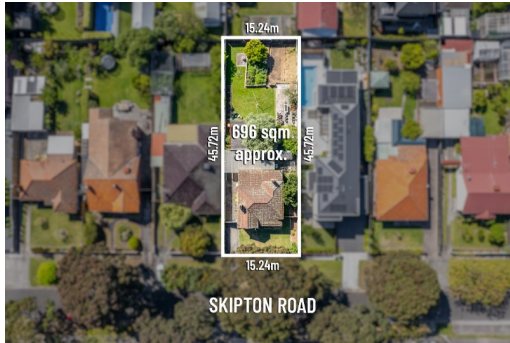
	Address of comparable property	Price	Date of sale
1	43 Euston Rd HUGHESDALE 3166	\$1,560,000	08/12/2023
2	48 Eleebana Av HUGHESDALE 3166	\$1,440,000	31/10/2023
3	41 Darling St HUGHESDALE 3166	\$1,427,000	18/11/2023

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



 2  1  2

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



43 Euston Rd HUGHESDALE 3166 (REI)

Agent Comments

 2  2  2

Price: \$1,560,000
Method: Sold Before Auction
Date: 08/12/2023
Property Type: House (Res)
Land Size: 699 sqm approx



48 Eleebana Av HUGHESDALE 3166 (REI)

Agent Comments

 4  1  2

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



41 Darling St HUGHESDALE 3166 (REI)

Agent Comments

 4  2  2

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