

# 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 24/568 Neerim Road, Hughesdale Vic 3166

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$950,000 & \$1,045,000

### Median sale price

Median price \$769,500 Property Type Unit Suburb Hughesdale

Period - From 01/04/2023 to 31/03/2024 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	2/2 Victory St MURRUMBEENA 3163	\$1,035,000	19/03/2024
2	1/22-24 Ardyne St MURRUMBEENA 3163	\$955,000	03/03/2024
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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: 28/04/2024 14:56



**Property Type:**

Flat/Unit/Apartment (Res)

Agent Comments

## Comparable Properties



2/2 Victory St MURRUMBEENA 3163 (REI)

Agent Comments



**Price:** \$1,035,000

**Method:** Private Sale

**Date:** 19/03/2024

**Property Type:** Unit



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

Agent Comments



**Price:** \$955,000

**Method:** Auction Sale

**Date:** 03/03/2024

**Property Type:** Unit

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.