

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

28 CLAPHAM ROAD HUGHESDALE VIC 3166

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,150,000

&

\$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,382,500

Property type

House

Suburb

Hughesdale

Period-from

01 Feb 2023

to

31 Jan 2024

Source

Corelogic

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 6 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

97 WILLEDEN ROAD HUGHESDALE VIC 3166	\$1,115,000	17-Feb-24
35 BISHOP STREET OAKLEIGH VIC 3166	\$1,205,000	11-Nov-23
12 WILSON STREET OAKLEIGH VIC 3166	\$1,135,000	23-Nov-23

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 6 months.~~

This Statement of Information was prepared on: 28 February 2024


**97 WILLEDEN ROAD
HUGHESDALE VIC 3166**
 3
  1
  1

Sold Price

^{RS} **\$1,115,000**

Sold Date

17-Feb-24

Distance

0.24km

**35 BISHOP STREET OAKLEIGH VIC
3166**
 3
  1
  1

Sold Price

^{RS} **\$1,205,000**

Sold Date

11-Nov-23

Distance

1.54km

**12 WILSON STREET OAKLEIGH VIC
3166**
 4
  1
  1

Sold Price

^{RS} **\$1,135,000**

Sold Date

23-Nov-23

Distance

1.71km
RS = Recent sale

UN = Undisclosed Sale

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