

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 3/100 Poath Road, Hughesdale Vic 3166

Indicative selling price

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

Range between \$550,000 & \$600,000

Median sale price

Median price \$715,000 Property Type Unit Suburb Hughesdale

Period - From 09/05/2023 to 08/05/2024 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	214/28 Swindon Rd HUGHESDALE 3166	\$595,000	29/03/2024
2	109/63-65 Atherton Rd OAKLEIGH 3166	\$555,000	03/04/2024
3	202/119 Poath Rd MURRUMBEENA 3163	\$550,000	24/04/2024

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: 09/05/2024 10:14

 2
  1.5
  1
Property Type: Apartment

Agent Comments

Indicative Selling Price

\$550,000 - \$600,000

Median Unit Price

09/05/2023 - 08/05/2024: \$715,000

Comparable Properties

**214/28 Swindon Rd HUGHESDALE 3166 (REI)** Agent Comments
 2
  2
  2
Price: \$595,000**Method:** Private Sale**Date:** 29/03/2024**Property Type:** Unit**109/63-65 Atherton Rd OAKLEIGH 3166 (REI)** Agent Comments
 2
  1
  1
Price: \$555,000**Method:** Sold Before Auction**Date:** 03/04/2024**Property Type:** Unit**202/119 Poath Rd MURRUMBEENA 3163 (REI)** Agent Comments
 2
  2
  1
Price: \$550,000**Method:** Auction Sale**Date:** 24/04/2024**Property Type:** Apartment

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