

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 3/1348 Dandenong Road, Hughesdale Vic 3166

Indicative selling price

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

Range between \$670,000 & \$720,000

Median sale price

Median price \$775,500 Property Type Unit Suburb Hughesdale

Period - From 09/04/2023 to 08/04/2024 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	3/27 Latrobe St HUGHESDALE 3166	\$747,500	09/12/2023
2	3/26 Grant St OAKLEIGH 3166	\$720,000	03/02/2024
3	3/9 Carrum St MALVERN EAST 3145	\$715,000	16/12/2023

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: 09/04/2024 11:15



 2  1  2

Property Type: Unit

Agent Comments

Indicative Selling Price

\$670,000 - \$720,000

Median Unit Price

09/04/2023 - 08/04/2024: \$775,500

Comparable Properties



3/27 Latrobe St HUGHESDALE 3166 (REI/VG)

Agent Comments

 2  1  2

Price: \$747,500

Method: Auction Sale

Date: 09/12/2023

Property Type: Unit



3/26 Grant St OAKLEIGH 3166 (REI)

Agent Comments

 2  1  1

Price: \$720,000

Method: Auction Sale

Date: 03/02/2024

Property Type: Unit



3/9 Carrum St MALVERN EAST 3145 (REI/VG)

Agent Comments

 2  1  1

Price: \$715,000

Method: Private Sale

Date: 16/12/2023

Property Type: Unit

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