

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

4/13-15 Skipton Road, Hughesdale Vic 3166

Indicative selling price

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

Range between \$650,000 & \$700,000

Median sale price

Median price \$795,000 Property Type Unit Suburb Hughesdale

Period - From 19/02/2023 to 18/02/2024 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	16/34 Maroo St HUGHESDALE 3166	\$720,000	25/11/2023
3	1/1340 Dandenong Rd HUGHESDALE 3166	\$637,000	17/02/2024

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:

19/02/2024 13:10



 2  1  1

Property Type: Unit
Land Size: 200 approx sqm approx
 Agent Comments

Indicative Selling Price
 \$650,000 - \$700,000
Median Unit Price
 19/02/2023 - 18/02/2024: \$795,000

Comparable Properties



3/27 Latrobe St HUGHESDALE 3166 (REI)

Agent Comments

 2  1  2

Price: \$747,500
Method: Auction Sale
Date: 09/12/2023
Property Type: Unit



16/34 Maroo St HUGHESDALE 3166 (REI/VG)

Agent Comments

 2  1  1

Price: \$720,000
Method: Auction Sale
Date: 25/11/2023
Property Type: Unit
Land Size: 106 sqm approx



1/1340 Dandenong Rd HUGHESDALE 3166 (REI)

Agent Comments

 2  1  1

Price: \$637,000
Method: Auction Sale
Date: 17/02/2024
Property Type: Unit

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