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 betweer	\$650,000		&		\$700,000				
Median sale p	rice								
Median price	\$795,000	Pro	operty Type	Unit			Suburb	Hughesdale	
Period - From	19/02/2023	to	18/02/2024		So	urce	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.

Ad	dress 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







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)

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

601 1



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

Agent Comments



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

2



1/1340 Dandenong Rd HUGHESDALE 3166 Agent Comments (REI)



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

Property Type: Unit

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



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