

## 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 SWINDON ROAD HUGHESDALE VIC 3166

### Indicative selling price

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

Single Price

or range  
between

\$580,000

&

\$620,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$799,000

Property type

Unit

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

16/34 MAROO STREET HUGHESDALE VIC 3166	\$720,000	25-Nov-23
3/27 LATROBE STREET HUGHESDALE VIC 3166	\$747,500	09-Dec-23
3/1338A DANDENONG ROAD HUGHESDALE VIC 3166	\$715,000	25-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: 15 February 2024

**16/34 MAROO STREET  
HUGHESDALE VIC 3166**

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Sold Price **\$720,000** Sold Date **25-Nov-23**Distance **0.66km****3/27 LATROBE STREET  
HUGHESDALE VIC 3166**

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Sold Price **\$747,500** Sold Date **09-Dec-23**Distance **0.71km****3/1338A DANDENONG ROAD  
HUGHESDALE VIC 3166**

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Sold Price **\$715,000** Sold Date **25-Nov-23**Distance **0.89km**

RS = Recent sale

UN = Undisclosed Sale

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