

# 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 42 Simmonds Street, Hughesdale, VIC 3166

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price  or range between \$1,150,000 & \$1,250,000

### Median sale price

Median price \$1,350,000 Property type House Suburb HUGHESDALE  
Period - From 22/01/2023 to 21/01/2024 Source core\_logic

### Comparable property sales

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.

	Address of comparable property	Price	Date of sale
1	1/143 Kangaroo Road Hughesdale Vic 3166	\$1,170,000	2023-12-09
2	239b Murrumbeena Road Murrumbeena Vic 3163	\$1,200,250	2023-09-07
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This Statement of Information was prepared on: 22/01/2024

