## 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

43 Calembeena Avenue, Hughesdale Vic 3166

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	en \$1,500,000		&		\$1,600,000			
Median sale price								
Median price	\$1,435,000	Pro	operty Type	Hou	se		Suburb	Hughesdale
Period - From	04/07/2022	to	03/07/2023		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.

Ade	dress of comparable property	Price	Date of sale
1	2 Dalston Rd HUGHESDALE 3166	\$1,600,000	09/01/2023
2	9 Eleebana Av HUGHESDALE 3166	\$1,600,000	01/05/2023
3	3 Brine St HUGHESDALE 3166	\$1,550,000	14/04/2023

OR

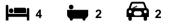
**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

04/07/2023 10:48







**Property Type:** House **Land Size:** 752 sqm approx Agent Comments Indicative Selling Price \$1,500,000 - \$1,600,000 Median House Price 04/07/2022 - 03/07/2023: \$1,435,000

# **Comparable Properties**

2 Dalston Rd HUGHESDALE 3166 (REI/VG) 5 1 2 Price: \$1,600,000 Method: Private Sale Date: 09/01/2023 Property Type: House (Res) Land Size: 710 sqm approx	Agent Comments
9 Eleebana Av HUGHESDALE 3166 (REI) 4 1 4 4 Price: \$1,600,000 Method: Private Sale Date: 01/05/2023 Property Type: House Land Size: 754 sqm approx	Agent Comments
3 Brine St HUGHESDALE 3166 (REI/VG) 4 1 2 Price: \$1,550,000 Method: Private Sale Date: 14/04/2023 Property Type: House Land Size: 717 sqm approx	Agent Comments

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



propertydata

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