

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$1,500,000 & \$1,600,000

### Median sale price

Median price \$1,435,000 Property Type House Suburb Hughesdale

Period - From 04/07/2022 to 03/07/2023 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	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



 4  2  2

**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)**

Agent Comments

 5  1  2

**Price:** \$1,600,000  
**Method:** Private Sale  
**Date:** 09/01/2023  
**Property Type:** House (Res)  
**Land Size:** 710 sqm approx



**9 Eleebana Av HUGHESDALE 3166 (REI)**

Agent Comments

 4  1  4

**Price:** \$1,600,000  
**Method:** Private Sale  
**Date:** 01/05/2023  
**Property Type:** House  
**Land Size:** 754 sqm approx



**3 Brine St HUGHESDALE 3166 (REI/VG)**

Agent Comments

 4  1  2

**Price:** \$1,550,000  
**Method:** Private Sale  
**Date:** 14/04/2023  
**Property Type:** House  
**Land Size:** 717 sqm approx

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