

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 445 Beenak Road Hoddles Creek 3139

Indicative selling price

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

Single price \$1,600,000

or range between

&

Median sale price

Median price Not available

Property type land

Suburb Hoddles Creek

Period - From June 2023

to

May 2024

Source Realestate.com

Comparable property sales (*Delete A or B below as applicable)

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: 3/06/2024