Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 5/10 Crewe Road, Hughesdale Vic 3166

Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.go | v.au/ | underquot | ing | | |
|-----------------|-------------------|------|--------------|-------|-----------|------|--------|------------|
| Range betweer | \$460,000 | | & | | \$506,000 | | | |
| Median sale pr | rice | | | | | | | |
| Median price | \$769,500 | Pro | operty Type | Unit | | | Suburb | Hughesdale |
| Period - From | 01/04/2023 | to | 31/03/2024 | | 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 sixmonths 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 | | |
| 3 | | |

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:

12/06/2024 15:40







Rooms: 4 Property Type: Apartment Agent Comments Indicative Selling Price \$460,000 - \$506,000 Median Unit Price Year ending March 2024: \$769,500

Comparable Properties

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.

Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222





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