

# 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

5 Paddington Road, 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 \$1,380,000 & \$1,460,000

### Median sale price

Median price \$1,513,500 Property Type House Suburb Hughesdale

Period - From 01/01/2024 to 31/03/2024 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	31 Queens Av OAKLEIGH 3166	\$1,650,000	04/04/2024
2	33 Paddington Rd HUGHESDALE 3166	\$1,620,000	27/04/2024
3	3 Paddington Rd HUGHESDALE 3166	\$1,390,000	06/04/2024

**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:

23/05/2024 11:16



**Rooms:** 5

**Property Type:** Art Deco Home

**Land Size:** 601 sqm (approx) sqm approx

Agent Comments

**Indicative Selling Price**

\$1,380,000 - \$1,460,000

**Median House Price**

March quarter 2024: \$1,513,500

## Comparable Properties



**31 Queens Av OAKLEIGH 3166 (REI/VG)**



Agent Comments

smaller home renovated smaller block inferior location.

**Price:** \$1,650,000

**Method:** Private Sale

**Date:** 04/04/2024

**Property Type:** House

**Land Size:** 454 sqm approx



**33 Paddington Rd HUGHESDALE 3166 (REI)**



Agent Comments

Semidetached smaller block renovated . same street.

**Price:** \$1,620,000

**Method:** Auction Sale

**Date:** 27/04/2024

**Property Type:** House (Res)

**Land Size:** 455 sqm approx



**3 Paddington Rd HUGHESDALE 3166 (REI)**



Agent Comments

Next door to subject property inferior condition smaller block.

**Price:** \$1,390,000

**Method:** Auction Sale

**Date:** 06/04/2024

**Property Type:** House (Res)

**Land Size:** 564 sqm approx