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										
Range betweer	nge between \$1,380,000		&		\$1,460,000					
Median sale price										
Median price	\$1,513,500	Property Type Hous		se S		Suburb	Hughesdale			
Period - From	01/01/2024	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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ado	dress 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) Image: 1 1 Image: 2 Image: 2 2 Price: \$1,650,000 Image: 450,000 Method: Private Sale Image: 2 Image: 2 Image: 2 Date: 04/04/2024 Image: 2 Image: 454 sqm approx	Agent Comments smaller home renovated smaller block inferior location.
33 Paddington Rd HUGHESDALE 3166 (REI) 3 2 3 3 Price: \$1,620,000 Method: Auction Sale Date: 27/04/2024 Property Type: House (Res) Land Size: 455 sqm approx	Agent Comments Semidetached smaller block renovated . same street.
3 Paddington Rd HUGHESDALE 3166 (REI) 4 1 1 1 Price: \$1,390,000 Method: Auction Sale Date: 06/04/2024 Property Type: House (Res) Land Size: 564 sqm approx	Agent Comments Next door to subject property inferior condition smaller block.

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



propertydata

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