Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

6/158 Kangaroo Road, Hughesdale Vic 3166

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$400,000 & \$440,000	
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Median sale price

Median price	\$757,750	Property Type		Jnit Sub		Suburb	Hughesdale
Period - From	01/01/2023	to	31/12/2023	So	ource	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

,	and the companion property		Date of care
1	4/121 Murrumbeena Rd MURRUMBEENA 3163	\$460,000	12/10/2023
2	8/11 Logie St OAKLEIGH 3166	\$449,000	22/09/2023
3	11/21 Dunoon St MURRUMBEENA 3163	\$420,000	19/12/2023

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:	21/02/2024 10:35



Date of sale



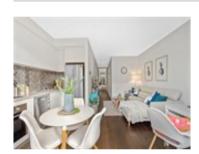




Property Type: Apartment **Agent Comments**

Indicative Selling Price \$400,000 - \$440,000 **Median Unit Price** Year ending December 2023: \$757,750

Comparable Properties



4/121 Murrumbeena Rd MURRUMBEENA 3163 Agent Comments (REI/VG)

-2

Price: \$460,000 Method: Private Sale Date: 12/10/2023

Property Type: Apartment



8/11 Logie St OAKLEIGH 3166 (REI/VG)

-2

Price: \$449,000 Method: Private Sale Date: 22/09/2023

Property Type: Apartment

Agent Comments

Agent Comments









Price: \$420,000 Method: Private Sale Date: 19/12/2023

Property Type: Apartment

Account - Woodards | P: 03 9572 1666 | F: 03 9572 2480



