

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 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

Median sale price

Median price \$757,750 Property Type Unit Suburb Hughesdale

Period - From 01/01/2023 to 31/12/2023 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	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



2 1 1

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 1 1

Price: \$460,000

Method: Private Sale

Date: 12/10/2023

Property Type: Apartment



8/11 Logie St OAKLEIGH 3166 (REI/VG) **Agent Comments**

2 1 1

Price: \$449,000

Method: Private Sale

Date: 22/09/2023

Property Type: Apartment



11/21 Dunoon St MURRUMBEENA 3163 (REI) **Agent Comments**

2 1 1

Price: \$420,000

Method: Private Sale

Date: 19/12/2023

Property Type: Apartment

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