

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

Address  
Including suburb and  
postcode 6 Barkly Street, 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 \$1,700,000 & \$1,870,000

## Median sale price

Median price \$1,447,500 Property type House Suburb Hughesdale

Period - From 01/04/2023 to 31/03/2024 Source REIV

## Comparable property sales

**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. 49 Brooks Street, Bentleigh East VIC 3165	\$1,800,000	08/06/2024
2. 6 Packer Street, Murrumbeena VIC 3163	\$1,780,000	20/06/2024
3. 8 Burns Avenue, Murrumbeena VIC 3163	\$1,700,000	15/06/2024

This Statement of Information was prepared on: 01.07.2024