

# 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 7/575 Neerim 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 \$580,000 & \$620,000

### Median sale price

Median price \$780,000 Property Type Unit Suburb Hughesdale

Period - From 08/02/2023 to 07/02/2024 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	1/3 Bowen St HUGHESDALE 3166	\$685,000	29/08/2023
2	1/19 Darling St HUGHESDALE 3166	\$650,250	14/10/2023
3	3/32 Atkinson St CHADSTONE 3148	\$590,500	22/11/2023

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: 08/02/2024 15:12



 2  1  1

Property Type: Unit

Agent Comments

Indicative Selling Price

\$580,000 - \$620,000

Median Unit Price

08/02/2023 - 07/02/2024: \$780,000

## Comparable Properties



1/3 Bowen St HUGHESDALE 3166 (REI/VG)

 2  1  2

Agent Comments

Larger, street frontage, smaller block

Price: \$685,000

Method: Private Sale

Date: 29/08/2023

Property Type: Unit



1/19 Darling St HUGHESDALE 3166 (REI)

 2  1  2

Agent Comments

Similar size, bigger courtyard.

Price: \$650,250

Method: Auction Sale

Date: 14/10/2023

Property Type: Unit

Land Size: 211 sqm approx



3/32 Atkinson St CHADSTONE 3148 (REI)

 2  1  1

Agent Comments

Similar size, inferior location

Price: \$590,500

Method: Private Sale

Date: 22/11/2023

Property Type: Unit

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