Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 8/146 Kangaroo Road, Hughesdale Vic 3166

Indicative selling price

For the meaning	of this price see	consume	er.vic.go	v.au/	underquot	ting		
Range betweer	\$900,000		&		\$990,000			
Median sale pr	rice							
Median price	\$1,457,500	Propert	Property Type Ho		ouse		Suburb	Hughesdale
Period - From	01/04/2023	to 30/0	06/2023		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	6/3-5 Carlisle Cr HUGHESDALE 3166	\$969,000	22/04/2023
2			
3			

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:

25/09/2023 09:24









Property Type: House Land Size: 302 sqm approx Agent Comments Andrew Panagopoulos 9573 6100 0412 054 970 andrewpanagopoulos@jelliscraig.com.au

> Indicative Selling Price \$900,000 - \$990,000 Median House Price June quarter 2023: \$1,457,500

Comparable Properties



6/3-5 Carlisle Cr HUGHESDALE 3166 (REI)

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within



Price: \$969,000 Method: Auction Sale Date: 22/04/2023 Property Type: Unit Agent Comments

Account - Jellis Craig | P: 03 9593 4500





two kilometres of the property for sale in the last six months.

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