

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

8 Ellendale Street, Hughesdale Vic 3166

Indicative selling price

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

Range between \$1,350,000 & \$1,450,000

Median sale price

Median price \$1,542,000 Property Type House Suburb Hughesdale

Period - From 01/10/2022 to 30/09/2023 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	538 Neerim Rd MURRUMBEENA 3163	\$1,430,888	13/05/2023
2	15 Mora Av OAKLEIGH 3166	\$1,430,000	24/08/2023
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: 30/10/2023 15:03



 3  1  2

Rooms: 5
Property Type: House
Land Size: 613 sqm approx
Agent Comments

Indicative Selling Price
\$1,350,000 - \$1,450,000
Median House Price
Year ending September 2023: \$1,542,000

Comparable Properties



538 Neerim Rd MURRUMBEENA 3163 (REI/VG) **Agent Comments**

 3  1  2

Price: \$1,430,888
Method: Private Sale
Date: 13/05/2023
Property Type: House
Land Size: 669 sqm approx



15 Mora Av OAKLEIGH 3166 (REI/VG) **Agent Comments**

 3  1  2

Price: \$1,430,000
Method: Private Sale
Date: 24/08/2023
Property Type: House
Land Size: 557 sqm approx

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.

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