

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 9a Normanby Street, Hughesdale Vic 3166

Indicative selling price

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

Range between \$1,280,000 & \$1,360,000

Median sale price

Median price \$1,480,000 Property Type House Suburb Hughesdale

Period - From 11/10/2022 to 10/10/2023 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	14 Mora Av OAKLEIGH 3166	\$1,400,000	17/05/2023
2	1/46 Eleebana Av HUGHESDALE 3166	\$1,365,000	17/06/2023
3	128a Atherton Rd OAKLEIGH 3166	\$1,336,500	09/09/2023

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: 11/10/2023 10:55



 3  2  1

Property Type: House (Res)
Land Size: 386 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,280,000 - \$1,360,000
Median House Price
 11/10/2022 - 10/10/2023: \$1,480,000

Comparable Properties



14 Mora Av OAKLEIGH 3166 (REI/VG)

Agent Comments

 3  1  1

Price: \$1,400,000
Method: Sold Before Auction
Date: 17/05/2023
Property Type: House (Res)
Land Size: 475 sqm approx



1/46 Eleebana Av HUGHESDALE 3166 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,365,000
Method: Auction Sale
Date: 17/06/2023
Property Type: House (Res)



128a Atherton Rd OAKLEIGH 3166 (REI)

Agent Comments

 4  2  -

Price: \$1,336,500
Method: Auction Sale
Date: 09/09/2023
Property Type: House
Land Size: 498 sqm approx

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