

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

g04/1344 Dandenong Road, Hughesdale Vic 3166

Indicative selling price

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

Range between \$545,000 & \$595,000

Median sale price

Median price

\$722,500

Property Type

Unit

Suburb

Hughesdale

Period - From

28/11/2022

to

27/11/2023

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	7/11 Sydney St MURRUMBEENA 3163	\$562,000	26/08/2023
2	502/2 Dalgety St OAKLEIGH 3166	\$548,000	10/10/2023
3	211/119 Poath Rd MURRUMBEENA 3163	\$545,000	22/10/2023

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:

28/11/2023 13:32



Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$545,000 - \$595,000
Median Unit Price
28/11/2022 - 27/11/2023: \$722,500

Comparable Properties



7/11 Sydney St MURRUMBEENA 3163 (REI)

Agent Comments



Price: \$562,000
Method: Auction Sale
Date: 26/08/2023
Property Type: Apartment



502/2 Dalgety St OAKLEIGH 3166 (REI)

Agent Comments



Price: \$548,000
Method: Auction Sale
Date: 10/10/2023
Property Type: Apartment



211/119 Poath Rd MURRUMBEENA 3163 (REI)

Agent Comments



Price: \$545,000
Method: Private Sale
Date: 22/10/2023
Property Type: Apartment