

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

2/23 Willesden Road Hughesdale VIC 3166

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$519,950

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$616,000

Property type

Unit

Suburb

Hughesdale

Period-from

01 Nov 2019

to

31 Oct 2020

Source

Corelogic

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 6 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

206/119 Poath Road Murrumbeena VIC 3163	\$525,000	02-Aug-20
202/28 Swindon Road Hughesdale VIC 3166	\$530,000	03-Jun-20
2/9 Dunoon Street Murrumbeena VIC 3163	\$541,800	27-Jun-20

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 6 months.~~

This Statement of Information was prepared on: 28 November 2020



**206/119 Poath Road Murrumbeena
VIC 3163**

 2  1  1

Sold Price

\$525,000

Sold Date **02-Aug-20**

Distance **0.19km**



**202/28 Swindon Road Hughesdale
VIC 3166**

 2  1  1

Sold Price

\$530,000

Sold Date **03-Jun-20**

Distance **0.87km**



**2/9 Dunoon Street Murrumbeena
VIC 3163**

 2  1  1

Sold Price

^{RS} **\$541,800**

Sold Date **27-Jun-20**

Distance **1km**

RS = Recent sale

UN = Undisclosed Sale

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