

# 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

5 Fellows Street, Hughesdale Vic 3166

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,820,000 & \$2,000,000

### Median sale price

Median price \$1,422,000 Property Type House Suburb Hughesdale

Period - From 01/07/2023 to 30/06/2024 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	1318 Dandenong Rd HUGHESDALE 3166	\$2,000,000	24/08/2024
2	21 Carrum St MALVERN EAST 3145	\$2,050,000	23/08/2024
3	58 Belgrave Rd MALVERN EAST 3145	\$1,950,000	25/06/2024

**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:

31/08/2024 17:55