

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

1/162 KANGAROO 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

or range
between

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$747,750

Property type

Unit

Suburb

Hughesdale

Period-from

01 Aug 2023

to

31 Jul 2024

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

2 EARLSTOWN ROAD HUGHESDALE VIC 3166	\$1,125,000	03-Mar-24
2/6 BLETCHLEY ROAD HUGHESDALE VIC 3166	\$1,040,000	20-Apr-24
1/29 ELEEBA AVENUE HUGHESDALE VIC 3166	\$1,010,000	21-Feb-24

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: 20 August 2024

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**2 EARLSTOWN ROAD
HUGHESDALE VIC 3166**

 3  2  2

Sold Price ^{RS} **\$1,125,000** Sold Date **03-Mar-24**

Distance **0.32km**



**2/6 BLETCHLEY ROAD
HUGHESDALE VIC 3166**

 3  1  2

Sold Price ^{RS} **\$1,040,000** Sold Date **20-Apr-24**

Distance **0.8km**



**1/29 ELEEBANA AVENUE
HUGHESDALE VIC 3166**

 2  1  2

Sold Price **\$1,010,000** Sold Date **21-Feb-24**

Distance **0.81km**

RS = Recent sale

UN = Undisclosed Sale

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