Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	3/156 POATH 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	$740,000	&	$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$700,750	Property type	Unit	Suburb	Hughesdale
Period-from	01 Sep 2020	to	31 Aug 2021	Source	Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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
2/63 POATH ROAD MURRUMBEENA VIC 3163	$730,000	27-Jul-21
3/27 LATROBE STREET HUGHESDALE VIC 3166	$794,000	22-May-21
1/48 HOTHAM STREET HUGHESDALE VIC 3166	$772,500	26-Jun-21

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 28 September 2021

Naiomi Bentley
P 98769001
M 0404036044
E Nbentley@hockingstuart.com.au

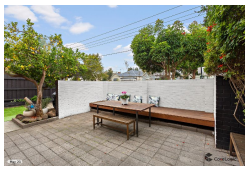


2/63 POATH ROAD MURRUMBEENA VIC 3163

2 1 1

Sold Price RS **$730,000** Sold Date **27-Jul-21**

Distance **0.5km**



3/27 LATROBE STREET HUGHESDALE VIC 3166

2 1 2

Sold Price **$794,000** Sold Date **22-May-21**

Distance **0.91km**



1/48 HOTHAM STREET HUGHESDALE VIC 3166

2 1 1

Sold Price **$772,500** Sold Date **26-Jun-21**

Distance **0.7km**

RS = Recent sale **UN** = Undisclosed Sale

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