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	2/5A Hotham Street 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	$820,000	&	$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$621,000	Property type	Unit	Suburb	Hughesdale
Period-from	01 Jul 2019	to	30 Jun 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.

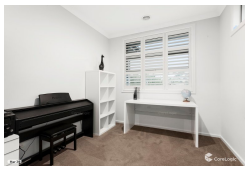
Address of comparable property	Price	Date of sale
2B Eleebana Avenue Hughesdale VIC 3166	$875,000	24-Apr-20
2/10 Wahroongaa Road Murrumbeena VIC 3163	$885,000	14-Apr-20
1B Rangeview Avenue Malvern East VIC 3145	$815,000	14-May-20

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: 11 July 2020

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2B Eleebana Avenue Hughesdale VIC 3166

3 2 2

Sold Price RS $875,000 UN Sold Date 24-Apr-20

Distance 0.86km

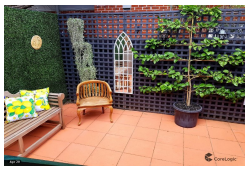


2/10 Wahroongaa Road Murrumbeena VIC 3163

3 1 2

Sold Price $885,000 Sold Date 14-Apr-20

Distance 1.41km



1B Rangeview Avenue Malvern East VIC 3145

3 1 1

Sold Price RS $815,000 UN Sold Date 14-May-20

Distance 1.74km

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

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