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	1/36 Darling 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	$900,000	&	$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$635,000	Property type	Unit	Suburb	Hughesdale
Period-from	01 Feb 2020	to	31 Jan 2021	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
1/17 Ellendale Street Hughesdale VIC 3166	$882,000	03-Dec-19
2/27 Eleebana Avenue Hughesdale VIC 3166	$910,000	01-Dec-20
1/26-28 Maroo Street Hughesdale VIC 3166	$1,000,000	05-Dec-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: 09 February 2021

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1/17 Ellendale Street Hughesdale VIC 3166

2 1 2

Sold Price **$882,000** Sold Date **03-Dec-19**

Distance **0.25km**

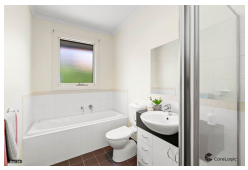


2/27 Eleebana Avenue Hughesdale VIC 3166

4 2 2

Sold Price RS **$910,000** Sold Date **01-Dec-20**

Distance **0.56km**



1/26-28 Maroo Street Hughesdale VIC 3166

3 2 1

Sold Price RS **$1,000,000** Sold Date **05-Dec-20**

Distance **1.4km**

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

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