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	53 Latrobe Street, Hughesdale Vic 3166

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $1,400,000 & $1,540,000

Median sale price

Median price $1,635,000 Property Type House Suburb Hughesdale

Period - From 01/01/2022 to 31/03/2022 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	105 Carlisle Cr HUGHESDALE 3166	$1,680,000	28/05/2022
2	1 Dallas Av HUGHESDALE 3166	$1,600,000	25/05/2022
3	2 Rugby Rd HUGHESDALE 3166	$1,500,000	26/02/2022

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: 09/06/2022 09:59

RT Edgar



4 3 2

Property Type: House
Land Size: 1010 sqm approx

Agent Comments

Indicative Selling Price
$1,400,000 - $1,540,000
Median House Price
March quarter 2022: $1,635,000

Comparable Properties



105 Carlisle Cr HUGHESDALE 3166 (REI)

5 2 1

Price: $1,680,000
Method: Auction Sale
Date: 28/05/2022
Property Type: House (Res)

Agent Comments



1 Dallas Av HUGHESDALE 3166 (REI)

4 2 2

Price: $1,600,000
Method: Private Sale
Date: 25/05/2022
Property Type: House
Land Size: 754 sqm approx

Agent Comments



2 Rugby Rd HUGHESDALE 3166 (REI/VG)

3 2 2

Price: $1,500,000
Method: Auction Sale
Date: 26/02/2022
Property Type: House (Res)
Land Size: 697 sqm approx

Agent Comments

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088

REIV THE DIFFERENCE

propertydata .com.au

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