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	3/100 Poath Road, Hughesdale Vic 3166

Indicative selling price

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

Range between $490,000 & $535,000

Median sale price

Median price $715,000 Property Type Unit Suburb Hughesdale

Period - From 20/05/2023 to 19/05/2024 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	7/13 Logie St OAKLEIGH 3166	$543,000	20/04/2024
2	3/10 Crewe Rd HUGHESDALE 3166	$530,000	11/03/2024
3	9/1314 Dandenong Rd HUGHESDALE 3166	$525,000	16/12/2023

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: 20/05/2024 16:06

2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$490,000 - $535,000
Median Unit Price
20/05/2023 - 19/05/2024: $715,000

Comparable Properties



7/13 Logie St OAKLEIGH 3166 (REI)

2 1 1

Price: $543,000
Method: Auction Sale
Date: 20/04/2024
Property Type: Apartment

Agent Comments



3/10 Crewe Rd HUGHESDALE 3166 (REI/VG)

2 1 1

Price: $530,000
Method: Private Sale
Date: 11/03/2024
Property Type: Apartment

Agent Comments



9/1314 Dandenong Rd HUGHESDALE 3166 (REI/VG)

2 1 2

Price: $525,000
Method: Auction Sale
Date: 16/12/2023
Property Type: Apartment

Agent Comments

Account - Woodards | P: 03 9568 1188 | F: 03 9568 3036

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