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	13/50 Poath Road, Hughesdale Vic 3166

Indicative selling price

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

Range between $530,000 & $560,000

Median sale price

Median price $700,000 Property Type Unit Suburb Hughesdale

Period - From 28/08/2023 to 27/08/2024 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	309/119 Poath Rd MURRUMBEENA 3163	$586,000	20/07/2024
2	3/100-104 Poath Rd HUGHESDALE 3166	$555,000	15/06/2024
3	202/119 Poath Rd MURRUMBEENA 3163	$550,000	24/04/2024

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: 28/08/2024 09:15

13/50 Poath Road, Hughesdale Vic 3166



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$530,000 - $560,000
Median Unit Price
28/08/2023 - 27/08/2024: $700,000

Comparable Properties



309/119 Poath Rd MURRUMBEENA 3163 (REI)

2 2 1

Price: $586,000
Method: Auction Sale
Date: 20/07/2024
Property Type: Apartment

Agent Comments



3/100-104 Poath Rd HUGHESDALE 3166 (REI)

2 1 1

Price: $555,000
Method: Auction Sale
Date: 15/06/2024
Property Type: Apartment

Agent Comments



202/119 Poath Rd MURRUMBEENA 3163 (REI/VG)

2 2 1

Price: $550,000
Method: Auction Sale
Date: 24/04/2024
Property Type: Apartment

Agent Comments

Account - Woodards | P: 03 9572 1666 | F: 03 9572 2480

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