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	3/23 Paddington Road, Hughesdale Vic 3166

Indicative selling price

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

Range between $390,000 & $429,000

Median sale price

Median price $797,500 Property Type Unit Suburb Hughesdale

Period - From 01/04/2024 to 30/06/2024 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	7/800 Warrigal Rd MALVERN EAST 3145	$416,000	25/07/2024
2	10/158 Kangaroo Rd HUGHESDALE 3166	$465,000	02/05/2024
3			

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: 24/09/2024 12:14



2 1 1

Rooms: 4
Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$390,000 - $429,000
Median Unit Price
June quarter 2024: $797,500

Comparable Properties



7/800 Warrigal Rd MALVERN EAST 3145 (REI)

2 1 1

Price: $416,000
Method: Auction Sale
Date: 25/07/2024
Property Type: Apartment

Agent Comments



10/158 Kangaroo Rd HUGHESDALE 3166 (REI/VG)

2 1 1

Price: $465,000
Method: Auction Sale
Date: 02/05/2024
Property Type: Apartment

Agent Comments

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.

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

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