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	4/24 Maroo Street, Hughesdale Vic 3166

Indicative selling price

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

Range between $875,000 & $925,000

Median sale price

Median price $720,000 Property Type Unit Suburb Hughesdale

Period - From 01/10/2023 to 30/09/2024 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	40c Murrumbeena Rd MURRUMBEENA 3163	$865,000	13/09/2024
2	2/78 Moonya Rd CARNEGIE 3163	$950,000	17/08/2024
3	3/19 Rosella St MURRUMBEENA 3163	$900,000	26/04/2024

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: 14/10/2024 16:20

4/24 Maroo Street, Hughesdale Vic 3166

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3 2 2

Property Type: Unit

Indicative Selling Price
$875,000 - $925,000
Median Unit Price
Year ending September 2024: $720,000

Comparable Properties



40c Murrumbeena Rd MURRUMBEENA 3163 (REI)

3 2 2

Price: $865,000
Method: Private Sale
Date: 13/09/2024
Property Type: Townhouse (Single)

Agent Comments



2/78 Moonya Rd CARNEGIE 3163 (REI/VG)

3 2 2

Price: $950,000
Method: Auction Sale
Date: 17/08/2024
Property Type: Townhouse (Res)

Agent Comments



3/19 Rosella St MURRUMBEENA 3163 (REI/VG)

3 2 2

Price: $900,000
Method: Private Sale
Date: 26/04/2024
Property Type: Townhouse (Single)

Agent Comments

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