

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

4/13 SWINDON ROAD HUGHESDALE VIC 3166

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$771,000

Property type

Unit

Suburb

Hughesdale

Period-from

01 Jul 2023

to

30 Jun 2024

Source

Corelogic

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 6 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

1/1348 DANDENONG ROAD HUGHESDALE VIC 3166	\$695,000	25-May-24
8/16 FELLOWS STREET HUGHESDALE VIC 3166	\$700,000	15-Jun-24
13/1328 DANDENONG ROAD HUGHESDALE VIC 3166	\$684,000	20-Jul-24

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 6 months.

This Statement of Information was prepared on: 30 July 2024



**1/1348 DANDENONG ROAD
HUGHESDALE VIC 3166**

2 1 1

Sold Price ^{RS} **\$695,000** Sold Date **25-May-24**

Distance **0.71km**



**8/16 FELLOWS STREET
HUGHESDALE VIC 3166**

2 1 1

Sold Price **\$700,000** Sold Date **15-Jun-24**

Distance **0.98km**



**13/1328 DANDENONG ROAD
HUGHESDALE VIC 3166**

2 1 1

Sold Price ^{RS} **\$684,000** Sold Date **20-Jul-24**

Distance **0.99km**

RS = Recent sale

UN = Undisclosed Sale

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