

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 Paddington Road, Hughesdale Vic 3166

Indicative selling price

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

Single price \$1,549,000

Median sale price

Median price \$1,635,000

Property Type House

Suburb Hughesdale

Period - From 01/01/2022

to 31/03/2022

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	188 Kangaroo Rd HUGHESDALE 3166	\$1,680,000	23/04/2022
2	18 Swindon Rd HUGHESDALE 3166	\$1,625,000	16/02/2022
3	11 Hotham St HUGHESDALE 3166	\$1,611,000	20/11/2021

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:

18/05/2022 17:15



🛏 4 🚗 1 🚗 2

Property Type: House (Res)
Land Size: 565 sqm approx
Agent Comments

Indicative Selling Price
\$1,549,000
Median House Price
March quarter 2022: \$1,635,000

Comparable Properties



188 Kangaroo Rd HUGHESDALE 3166 (REI)

Agent Comments

🛏 4 🚗 2 🚗 2

Price: \$1,680,000
Method: Auction Sale
Date: 23/04/2022
Property Type: House (Res)
Land Size: 647 sqm approx



18 Swindon Rd HUGHESDALE 3166 (REI)

Agent Comments

🛏 3 🚗 2 🚗 2

Price: \$1,625,000
Method: Auction Sale
Date: 16/02/2022
Property Type: House (Res)



11 Hotham St HUGHESDALE 3166 (REI)

Agent Comments

🛏 4 🚗 1 🚗 2

Price: \$1,611,000
Method: Auction Sale
Date: 20/11/2021
Property Type: House (Res)