

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 120A Poath Road, Hughesdale Vic 3166

Indicative selling price

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

Single price \$970,000

Median sale price

Median price \$1,300,000 House Unit Suburb Hughesdale

Period - From 01/07/2016 to 30/06/2017 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	2 Arthur St HUGHESDALE 3166	\$1,065,000	01/04/2017
2	9a Normanby St HUGHESDALE 3166	\$980,000	20/05/2017
3	275a Koornang Rd CARNEGIE 3163	\$920,000	17/06/2017

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.

**Rooms:****Property Type:** House (Res)**Land Size:** 483 sqm approx

Agent Comments

On the edge of the action with a cosmopolitan array of eateries nearby, this tastefully updated solid brick 2 bedroom 1930s gem has the warmth and charm of yesteryear, with the promise and potential for tomorrow. Enjoying a private rambling native front garden & a deep English style rear garden to relax in throughout the differing seasons, this captivating treasure features 2 spacious bedrooms (main - BIRs), an engaging living room (gas log fire) flowing to the delightful dining room, updated vintage kitchen (Blanco appliances), a covered sandstone paved alfresco area.

Comparable Properties

**2 Arthur St HUGHESDALE 3166 (REI)**

Agent Comments

Comparable semi detached property on very similar land

Price: \$1,065,000**Method:** Auction Sale**Date:** 01/04/2017**Rooms:** 4**Property Type:** House (Res)**Land Size:** 487 sqm approx**9a Normanby St HUGHESDALE 3166 (REI)**

Agent Comments

Comparable semi detached with 2 bedrooms also

Price: \$980,000**Method:** Auction Sale**Date:** 20/05/2017**Rooms:** 3**Property Type:** House (Res)**Land Size:** 386 sqm approx**275a Koornang Rd CARNEGIE 3163 (REI)**

Agent Comments

Comparable semi detached property on similar land with 2 bedrooms

Price: \$920,000**Method:** Auction Sale**Date:** 17/06/2017**Rooms:** 4**Property Type:** House (Res)**Land Size:** 431 sqm approx