

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

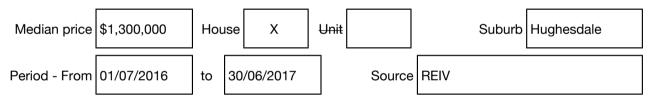
120A Poath Road, Hughesdale Vic 3166

Indicative selling price

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

Single price \$970,000

Median sale price



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.

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



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Rooms: Property Type: House (Res) Land Size: 483 sqm approx Agent Comments Indicative Selling Price \$970,000 Median House Price Year ending June 2017: \$1,300,000

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

A State of the sta	2 Arthur St HUGHESDALE 3166 (REI) 2 1 2 2 2 Price: \$1,065,000 Method: Auction Sale Date: 01/04/2017 Rooms: 4 Property Type: House (Res) Land Size: 487 sqm approx	Agent Comments Comparable semi detached property on very – similar land
	9a Normanby St HUGHESDALE 3166 (REI) 9a Normanby St HUGHESDALE 3166 (REI) 1 1 1 1 Price: \$980,000 Method: Auction Sale Date: 20/05/2017 Rooms: 3 Property Type: House (Res) Land Size: 386 sqm approx	Agent Comments Comparable semi detached with 2 bedrooms – also
	275a Koornang Rd CARNEGIE 3163 (REI) 2 1 1 1 1 Price: \$920,000 Method: Auction Sale Date: 17/06/2017 Rooms: 4 Property Type: House (Res) Land Size: 431 sqm approx	Agent Comments Comparable semi detached property on similar – land with 2 bedrooms

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