



Steven Zarokostas  
P 9564 0600  
M 0413 285 565  
E sz@lazogas.com.au

### UNIT Offered for Sale

5/2 Paddington Road Hughesdale VIC 3166

2 1 1

### Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$400,000 & \$440,000

### Median Sale Price

\$629,500 Units in Hughesdale between Mar 2017 - Feb 2018

Source: CoreLogic

### Comparable Property Sales

These are the 3 properties sold within 2 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.



**5/5 Crewe Road Hughesdale VIC 3166**

2 1 1

Sold Price **\$441,300** Sold Date **06-Oct-16**

Distance **0.24km**



**2/3B Warrigal Road Hughesdale VIC 3166**

2 1 1

Sold Price **\$415,000** Sold Date **17-Feb-17**

Distance **0.2km**



**2/105 Willesden Road Hughesdale VIC 3166**

2 1 1

Sold Price **\$410,000** Sold Date **10-Jul-17**

Distance **0.47km**

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