

# 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

217/28 Swindon Road, Hughesdale Vic 3166

### Indicative selling price

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

Range between \$490,000 & \$535,000

### Median sale price

Median price \$674,000 Property Type Unit Suburb Hughesdale

Period - From 01/01/2020 to 31/12/2020 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	2/23 Willesden Rd HUGHESDALE 3166	\$510,000	06/01/2021
2	4/1378 Dandenong Rd HUGHESDALE 3166	\$495,000	05/02/2021
3	11/79 Atherton Rd OAKLEIGH 3166	\$494,500	06/02/2021

**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:

08/04/2021 15:25

**Indicative Selling Price**

\$490,000 - \$535,000

**Median Unit Price**

Year ending December 2020: \$674,000



**Property Type:** Strata Unit/Flat

Agent Comments

## Comparable Properties



**2/23 Willesden Rd HUGHESDALE 3166 (REI)**

Agent Comments



**Price:** \$510,000

**Method:** Private Sale

**Date:** 06/01/2021

**Property Type:** Apartment

**4/1378 Dandenong Rd HUGHESDALE 3166 (VG)**

Agent Comments



**Price:** \$495,000

**Method:** Sale

**Date:** 05/02/2021

**Property Type:** Flat/Unit/Apartment (Res)



**11/79 Atherton Rd OAKLEIGH 3166 (REI/VG)**

Agent Comments



**Price:** \$494,500

**Method:** Private Sale

**Date:** 06/02/2021

**Property Type:** Apartment