



Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale
**25/262-274 Poath Road,
HUGHESDALE 3166**

Townhouse
3 beds 1 baths 2 parking

Indicative selling price

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

Range \$750,000 - \$825,000

Median sale price

Median **Townhouse** for **HUGHESDALE** for period **Oct 2018 - Oct 2019**

Sourced from **REIV**.

\$653,000

Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

2/58 Dallas Av,
HUGHESDALE 3166

Price **\$815,000** Sold 24 April 2019

3/1 Clapham Rd,
HUGHESDALE 3166

Price **\$774,000** Sold 06 July 2019

2/1 Clapham Rd,
HUGHESDALE 3166

Price **\$755,000** Sold 13 April 2019

This Statement of Information was prepared on 8th Oct 2019

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from REIV.

Ray White Oakleigh

7-9 Atherton Road,
Oakleigh VIC 3166

Contact agents



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