

## 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

1/5 CREWE 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) (\*Delete single price or range as applicable)

Single Price

\$449,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,439,500

Property type

House

Suburb

Hughesdale

Period-from

01 Feb 2024

to

31 Jan 2025

Source

Corelogic

### 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 6 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

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 1/11 LOGIE STREET OAKLEIGH VIC 3166     | \$440,000 | 08-Feb-25 |
| 8/15 SYDNEY STREET MURRUMBEENA VIC 3163 | \$445,000 | 15-Nov-24 |
| 6/12 TOWARD STREET MURRUMBEENA VIC 3163 | \$450,000 | 13-Nov-24 |

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 6 months.~~

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**1/11 LOGIE STREET OAKLEIGH VIC 3166**

Sold Price

<sup>RS</sup>

**\$440,000**

Sold Date

**08-Feb-25**

 2

 1

 1

Distance

**0.41km**



**8/15 SYDNEY STREET MURRUMBEENA VIC 3163**

Sold Price

**\$445,000**

Sold Date

**15-Nov-24**

 2

 1

 -

Distance

**1.7km**



**6/12 TOWARD STREET MURRUMBEENA VIC 3163**

Sold Price

**\$450,000**

Sold Date

**13-Nov-24**

 2

 1

 1

Distance

**1.4km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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