

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

35 Royal Crescent Hillside VIC 3037

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$640,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$642,500

Property type

House

Suburb

Hillside

Period-from

01 Jan 2019

to

31 Dec 2019

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

21 Grandview Crescent Hillside VIC 3037	\$672,000	13-Jul-19
39 Wolviston Avenue Hillside VIC 3037	\$676,000	05-Dec-19
18 Kinetic Avenue Hillside VIC 3037	\$640,500	31-Jul-19

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.~~

This Statement of Information was prepared on: 08 January 2020



21 Grandview Crescent Hillside VIC 3037

 4  2  2

Sold Price

\$672,000

Sold Date

13-Jul-19

Distance

0.45km



39 Wolviston Avenue Hillside VIC 3037

 4  2  2

Sold Price

^{RS} **\$676,000**

Sold Date

05-Dec-19

Distance

0.91km



18 Kinetic Avenue Hillside VIC 3037

 4  2  2

Sold Price

\$640,500

Sold Date

31-Jul-19

Distance

1.04km

RS = Recent sale

UN = Undisclosed Sale

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