

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



11 SERRATA COURT, HILLSIDE, VIC 3037 🕮 3 🕒 2 😂 -







Indicative Selling Price

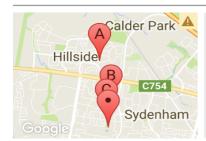
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

\$480,000 to \$525,000

Provided by: Justin Soleimani, Barry Plant Taylors Lakes

MEDIAN SALE PRICE



HILLSIDE, VIC, 3037

Suburb Median Sale Price (House)

\$588,000

01 October 2016 to 30 September 2017

Provided by: **pricefinder**

COMPARABLE PROPERTIES

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.



4 WHITMORE PL, HILLSIDE, VIC 3037







Sale Price

\$485,000

Sale Date: 25/05/2017

Distance from Property: 1.9km





15 CHRIS CRT, HILLSIDE, VIC 3037







Sale Price

***\$525,000**

Sale Date: 14/10/2017

Distance from Property: 741m





12 BRINDALEE WAY, HILLSIDE, VIC 3037







Sale Price

*\$523.500

Sale Date: 19/08/2017

Distance from Property: 323m



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

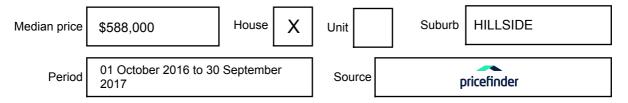
Address Including suburb and postcode	11 SERRATA COURT, HILLSIDE, VIC 3037
---	--------------------------------------

Indicative selling price

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

Price Range: \$480,000 to \$525,000

Median sale price



Comparable property sales

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
4 WHITMORE PL, HILLSIDE, VIC 3037	\$485,000	25/05/2017
15 CHRIS CRT, HILLSIDE, VIC 3037	*\$525,000	14/10/2017
12 BRINDALEE WAY, HILLSIDE, VIC 3037	*\$523,500	19/08/2017