

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

2/6 BALMORAL CLOSE 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

\$580,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$544,000

Property type

Unit

Suburb

Hillside

Period-from

01 Jan 2023

to

31 Dec 2023

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

20 ZAMMIT LANE HILLSIDE VIC 3037

\$600,000

08-Jan-24

2/27 BRINDALEE WAY HILLSIDE VIC 3037

\$570,000

16-Nov-23

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: 30 January 2024



20 ZAMMIT LANE HILLSIDE VIC 3037

 3  2  1

Sold Price

^{RS} **\$600,000** Sold Date **08-Jan-24**

Distance **0.36km**



2/27 BRINDALEE WAY HILLSIDE VIC 3037

 3  2  1

Sold Price

^{RS} **\$570,000** Sold Date **16-Nov-23**

Distance **0.36km**

RS = Recent sale

UN = Undisclosed Sale

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