

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

8 TINTERN LOOP 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

\$485,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$759,000

Property type

House

Suburb

Hillside

Period-from

01 Mar 2023

to

29 Feb 2024

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

2/55 JADE WAY HILLSIDE VIC 3037	\$512,000	17-Dec-23
1/5 MAZZEI WAY SYDENHAM VIC 3037	\$525,000	07-Dec-23
53 TWAIN WAY FRASER RISE VIC 3336	\$486,000	06-Mar-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.~~

This Statement of Information was prepared on: 21 March 2024



**2/55 JADE WAY HILLSIDE VIC
3037**

 3  1  1

Sold Price

\$512,000

Sold Date

17-Dec-23

Distance

1.16km



**1/5 MAZZEI WAY SYDENHAM VIC
3037**

 3  1  1

Sold Price

\$525,000

Sold Date

07-Dec-23

Distance

1.53km



**53 TWAIN WAY FRASER RISE VIC
3336**

 2  1  1

Sold Price

^{RS} **\$486,000**

Sold Date

06-Mar-24

Distance

1.76km

RS = Recent sale

UN = Undisclosed Sale

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