

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

6 DUCHESS COURT 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

\$1,450,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$797,750

Property type

House

Suburb

Hillside

Period-from

01 Aug 2023

to

31 Jul 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

5 IMPERIAL COURT HILLSIDE VIC 3037	\$1,400,000	21-Aug-24
19 QUEENSBERRY COURT HILLSIDE VIC 3037	\$1,375,000	03-Apr-24
9 SOVEREIGN WAY HILLSIDE VIC 3037	\$1,300,000	10-May-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: 24 August 2024



5 IMPERIAL COURT HILLSIDE VIC 3037

 4  2  3

Sold Price ^{RS} **\$1,400,000** Sold Date **21-Aug-24**

Distance **0.33km**



19 QUEENSBERRY COURT HILLSIDE VIC 3037

 4  5  5

Sold Price ^{RS} **\$1,375,000** Sold Date **03-Apr-24**

Distance **0.14km**



9 SOVEREIGN WAY HILLSIDE VIC 3037

 3  3  2

Sold Price ^{RS} **\$1,300,000** Sold Date **10-May-24**

Distance **0.5km**

RS = Recent sale **UN** = Undisclosed Sale

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