

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

1/2 Lorraine 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

or range
between

\$470,000

&

\$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$498,500

Property type

Unit

Suburb

Hillside

Period-from

01 Nov 2020

to

31 Oct 2021

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

4/1 Dargi Green Caroline Springs VIC 3023	\$486,000	25-Feb-21
17 Santolin Drive Hillside VIC 3037	\$500,000	02-Oct-21
1/40 Hannah Avenue Hillside VIC 3037	\$492,000	12-Oct-20

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: 15 November 2021



4/1 Dargi Green Caroline Springs VIC 3023

 3  1  1

Sold Price **\$486,000** Sold Date **25-Feb-21**

Distance **0.39km**



17 Santolin Drive Hillside VIC 3037

 3  1  1

Sold Price ^{RS} **\$500,000** Sold Date **02-Oct-21**

Distance **0.99km**



1/40 Hannah Avenue Hillside VIC 3037

 3  1  1

Sold Price **\$492,000** Sold Date **12-Oct-20**

Distance **1.04km**



2/40 Hannah Avenue Hillside VIC 3037

 3  1  1

Sold Price ^{RS} **\$485,000** Sold Date **20-Oct-21**

Distance **1.05km**



11 Tintern Loop Hillside VIC 3037

 2  1  1

Sold Price **\$475,000** Sold Date **24-Sep-21**

Distance **1.12km**



1/75 Delbridge Drive Sydenham VIC 3037

 3  1  1

Sold Price **\$481,000** Sold Date **16-Jun-21**

Distance **1.6km**

RS = Recent sale

UN = Undisclosed Sale

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