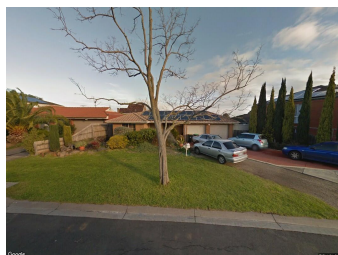


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



47 GOLDEN WAY, HILLSIDE, VIC 3037

 3  2  2

Indicative Selling Price

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

Price Range: 590,000 to 649,000

Provided by: Justin Soleimani, Barry Plant Taylors Lakes

MEDIAN SALE PRICE



HILLSIDE, VIC, 3037

Suburb Median Sale Price (House)

\$580,000

01 October 2016 to 30 September 2017

Provided by: 

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.



37 KANMORE CRES, HILLSIDE, VIC 3037

 3  2  2

Sale Price

\$590,000

Sale Date: 15/05/2017

Distance from Property: 1.8km



22 SANTOLIN DR, HILLSIDE, VIC 3037

 3  2  3

Sale Price

\$620,000

Sale Date: 20/07/2017

Distance from Property: 1.6km



3 SAGE CL, HILLSIDE, VIC 3037

 3  2  2

Sale Price

\$650,500

Sale Date: 26/06/2017

Distance from Property: 622m



This report has been compiled on 05/10/2017 by Barry Plant Caroline Springs. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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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

47 GOLDEN WAY, HILLSIDE, VIC 3037

Indicative selling price

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

Price Range:

590,000 to 649,000

Median sale price

Median price

\$580,000

House

X

Unit

Suburb

HILLSIDE

Period

01 October 2016 to 30 September 2017

Source



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
37 KANMORE CRES, HILLSIDE, VIC 3037	\$590,000	15/05/2017
22 SANTOLIN DR, HILLSIDE, VIC 3037	\$620,000	20/07/2017
3 SAGE CL, HILLSIDE, VIC 3037	\$650,500	26/06/2017