

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

2/64 ALLENBY ROAD 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$771,000

Property type

House

Suburb

Hillside

Period-from

01 Feb 2024

to

31 Jan 2025

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

2/18 JADE WAY HILLSIDE VIC 3037	\$601,000	05-Dec-24
50 BRINDALEE WAY HILLSIDE VIC 3037	\$645,000	12-Sep-24
2/13 TIMELE DRIVE HILLSIDE VIC 3037	\$612,500	04-Sep-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: 03 February 2025

**2/18 JADE WAY HILLSIDE VIC 3037** Sold Price ^{RS} **\$601,000** Sold Date **05-Dec-24**

3 2 1

Distance **0.23km****50 BRINDALEE WAY HILLSIDE VIC 3037** Sold Price **\$645,000** Sold Date **12-Sep-24**

3 2 1

Distance **0.27km****2/13 TIMELE DRIVE HILLSIDE VIC 3037** Sold Price **\$612,500** Sold Date **04-Sep-24**

3 2 2

Distance **0.35km****RS** = Recent sale **UN** = Undisclosed Sale

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