

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 QUEENS PARADE 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

\$900,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

House

Suburb

Hillside

Period-from

01 Dec 2022

to

30 Nov 2023

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

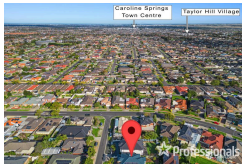
Date of sale

5 PIMELEA WAY HILLSIDE VIC 3037	\$940,000	11-Nov-23
10 PERADON WAY HILLSIDE VIC 3037	\$920,000	03-Nov-23
13 WATERS WAY HILLSIDE VIC 3037	\$900,000	10-Aug-23

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: 22 December 2023



5 PIMELEA WAY HILLSIDE VIC 3037

 4  2  6

Sold Price

^{RS}

\$940,000

Sold Date

11-Nov-23

Distance

1.52km



10 PERADON WAY HILLSIDE VIC 3037

 3  4  4

Sold Price

^{RS}

\$920,000

Sold Date

03-Nov-23

Distance

1.23km



13 WATERS WAY HILLSIDE VIC 3037

 4  2  3

Sold Price

\$900,000

Sold Date

10-Aug-23

Distance

0.82km

RS = Recent sale

UN = Undisclosed Sale

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