

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

25 THE GROVE 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

\$2,250,000

&

\$2,350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$785,000

Property type

House

Suburb

Hillside

Period-from

01 Jan 2022

to

31 Dec 2022

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

6 NORFOLK CLOSE HILLSIDE VIC 3037	-	08-Nov-22
8 STILLIA COURT HILLSIDE VIC 3037	\$2,250,000	20-Aug-22
71 CASTLEWELLAN BOULEVARD HILLSIDE VIC 3037	\$1,911,000	17-Sep-22

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.~~

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6 NORFOLK CLOSE HILLSIDE VIC 3037

4 2 -

Sold Price

RS - UN

Sold Date **08-Nov-22**

Distance **0.43km**



8 STILLIA COURT HILLSIDE VIC 3037

4 3 8

Sold Price

RS

\$2,250,000

Sold Date **20-Aug-22**

Distance **0.61km**



71 CASTLEWELLAN BOULEVARD HILLSIDE VIC 3037

5 3 4

Sold Price

\$1,911,000

Sold Date **17-Sep-22**

Distance **0.7km**

RS = Recent sale

UN = Undisclosed Sale

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