

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

7 STRINGYBARK 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

\$680,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$765,000

Property type

House

Suburb

Hillside

Period-from

01 Jun 2023

to

31 May 2024

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

9 PENSURST COURT HILLSIDE VIC 3037	\$710,000	28-Mar-24
28 CATHERINE DRIVE HILLSIDE VIC 3037	\$713,000	08-Jun-24
28 SAINSBURY AVENUE HILLSIDE VIC 3037	\$700,000	30-Jan-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: 25 June 2024


**9 PENSURST COURT HILLSIDE
VIC 3037**

 3
  2
  2

Sold Price

\$710,000

Sold Date

28-Mar-24

Distance

0.18km

**28 CATHERINE DRIVE HILLSIDE
VIC 3037**

 3
  2
  2

Sold Price

^{RS} **\$713,000**

Sold Date

08-Jun-24

Distance

0.46km

**28 SAINSBURY AVENUE HILLSIDE
VIC 3037**

 4
  2
  2

Sold Price

\$700,000

Sold Date

30-Jan-24

Distance

0.56km
RS = Recent sale

UN = Undisclosed Sale

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