

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

2/13 TIMELE DRIVE 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

\$570,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Hillside

Period-from

01 Aug 2023

to

31 Jul 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

| | | |
|--------------------------------------|-----------|-----------|
| 2/21 TIMELE DRIVE HILLSIDE VIC 3037 | \$580,000 | 23-May-24 |
| 2/8 KALISTA AVENUE HILLSIDE VIC 3037 | \$581,000 | 30-Jul-24 |
| 2/6 JADE WAY HILLSIDE VIC 3037 | \$605,000 | 11-Jul-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: 28 August 2024

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E ajones@barryplant.com.au**2/21 TIMELE DRIVE HILLSIDE VIC 3037** 3  2  2

Sold Price

\$580,000Sold Date **23-May-24**

Distance

0.09km**2/8 KALISTA AVENUE HILLSIDE VIC 3037** 3  2  1

Sold Price

^{RS} **\$581,000**Sold Date **30-Jul-24**

Distance

0.25km**2/6 JADE WAY HILLSIDE VIC 3037** 3  2  1

Sold Price

^{RS} **\$605,000**Sold Date **11-Jul-24**

Distance

0.43km**RS** = Recent sale**UN** = Undisclosed Sale

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