

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

5/28-36 OZZIMO 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

\$540,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$547,500

Property type

Unit

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

1/11 BRINDALEE WAY HILLSIDE VIC 3037	\$560,000	07-Jan-24
14 DAVID CIRCUIT HILLSIDE VIC 3037	\$545,000	06-Dec-23
22 RICHIE CIRCUIT HILLSIDE VIC 3037	\$550,000	26-Feb-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: 26 June 2024

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**1/11 BRINDALEE WAY HILLSIDE VIC 3037**

Sold Price

\$560,000Sold Date **07-Jan-24** 3  2  1Distance **0.45km****14 DAVID CIRCUIT HILLSIDE VIC 3037**

Sold Price

\$545,000Sold Date **06-Dec-23** 3  2  1Distance **0.81km****22 RICHIE CIRCUIT HILLSIDE VIC 3037**

Sold Price

\$550,000Sold Date **26-Feb-24** 3  2  1Distance **0.89km****RS** = Recent sale**UN** = Undisclosed Sale

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