

## 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

2/11 BRINDALEE WAY HILLSIDE VIC 3037

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$500,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$760,000

Property type

Other

Suburb

Hillside

Period-from

01 Aug 2022

to

31 Jul 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

16/553-555 MELTON HIGHWAY SYDENHAM VIC 3037	\$495,000	12-Mar-23
4/5 BREADALBANE COURT SYDENHAM VIC 3037	\$500,000	22-May-23
27 DURACK CIRCUIT TAYLORS HILL VIC 3037	\$550,000	25-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: 28 August 2023



**16/553-555 MELTON HIGHWAY  
SYDENHAM VIC 3037**

 3  2  2

Sold Price

**\$495,000**

Sold Date

**12-Mar-23**

Distance

**1.22km**



**4/5 BREADALBANE COURT  
SYDENHAM VIC 3037**

 3  2  2

Sold Price

**\$500,000**

Sold Date

**22-May-23**

Distance

**1.44km**



**27 DURACK CIRCUIT TAYLORS  
HILL VIC 3037**

 3  2  2

Sold Price

<sup>RS</sup> **\$550,000**

Sold Date

**25-Aug-23**

Distance

**1.55km**



**23 THE GLADES TAYLORS HILL VIC  
3037**

 3  2  2

Sold Price

<sup>RS</sup> **\$541,000**

Sold Date

**18-Jul-23**

Distance

**1.58km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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