

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

6 LANGMORE 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

\$750,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$798,250

Property type

House

Suburb

Hillside

Period-from

01 Sep 2023

to

31 Aug 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

6 AHMET PLACE HILLSIDE VIC 3037	\$770,000	10-Aug-24
49 KENSWICK DRIVE HILLSIDE VIC 3037	\$780,000	25-Jul-24
28 LANGMORE DRIVE HILLSIDE VIC 3037	\$820,000	23-Apr-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.~~

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6 AHMET PLACE HILLSIDE VIC 3037

 3  2  2

Sold Price

^{RS}

\$770,000

Sold Date

10-Aug-24

Distance

1.5km



49 KENSINGTON DRIVE HILLSIDE VIC 3037

 4  2  2

Sold Price

^{RS}

\$780,000

Sold Date

25-Jul-24

Distance

0.75km



28 LANGMORE DRIVE HILLSIDE VIC 3037

 4  2  3

Sold Price

\$820,000

Sold Date

23-Apr-24

Distance

0.22km

RS = Recent sale

UN = Undisclosed Sale

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