

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

3 SINCLAIR AVENUE 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

\$840,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$746,500

Property type

House

Suburb

Hillside

Period-from

01 Jul 2021

to

30 Jun 2022

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

4 HILLVIEW COURT HILLSIDE VIC 3037	\$880,000	30-Apr-22
2 APOLLO COURT HILLSIDE VIC 3037	\$860,000	04-Jun-22
10 AIKSHAW CLOSE HILLSIDE VIC 3037	\$820,000	08-Jun-22

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: 15 July 2022



4 HILLVIEW COURT HILLSIDE VIC 3037

Sold Price

^{RS} \$880,000

Sold Date

30-Apr-22

 4  2  2

Distance

0.67km



2 APOLLO COURT HILLSIDE VIC 3037

Sold Price

^{RS} \$860,000

Sold Date

04-Jun-22

 3  2  2

Distance

0.37km



10 AIKSHAW CLOSE HILLSIDE VIC 3037

Sold Price

^{RS} \$820,000

Sold Date

08-Jun-22

 4  2  2

Distance

0.38km

RS = Recent sale

UN = Undisclosed Sale

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