

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

34 Kensington Drive, Hillside Vic 3037

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$630,000

&

\$685,000

Median sale price

Median price \$791,000

Property Type House

Suburb Hillside

Period - From 01/07/2021

to 30/06/2022

Source REIV

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 six 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	5 Diamond Ct HILLSIDE 3037	\$685,000	11/06/2022
2	25 Sainsbury Av HILLSIDE 3037	\$669,000	17/08/2022
3	7 Hillview Ct HILLSIDE 3037	\$635,000	14/07/2022

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 six months.~~

This Statement of Information was prepared on:

05/09/2022 10:54



Property Type: House (Res)

Land Size: 548 sqm approx

Agent Comments

Comparable Properties



5 Diamond Ct HILLSIDE 3037 (REI/VG)

Agent Comments



Price: \$685,000

Method: Auction Sale

Date: 11/06/2022

Property Type: House (Res)

Land Size: 685 sqm approx



25 Sainsbury Av HILLSIDE 3037 (REI)

Agent Comments



Price: \$669,000

Method: Auction Sale

Date: 17/08/2022

Property Type: House (Res)

Land Size: 632 sqm approx



7 Hillview Ct HILLSIDE 3037 (REI)

Agent Comments



Price: \$635,000

Method: Private Sale

Date: 14/07/2022

Rooms: 7

Property Type: House (Res)

Land Size: 734 sqm approx