

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

1 KNIGHT COURT 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

\$1,200,000

&

\$1,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$798,250

Property type

House

Suburb

Hillside

Period-from

01 Oct 2023

to

30 Sep 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

20 TOPAZ DRIVE HILLSIDE VIC 3037

\$1,200,000

18-May-24

9 SOVEREIGN WAY HILLSIDE VIC 3037

\$1,300,000

04-May-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: 24 October 2024

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E ajones@barryplant.com.au**20 TOPAZ DRIVE HILLSIDE VIC
3037** 5  2  2

Sold Price

\$1,200,000

Sold Date

18-May-24

Distance

0.25km**9 SOVEREIGN WAY HILLSIDE VIC
3037** 3  3  2

Sold Price

\$1,300,000

Sold Date

04-May-24

Distance

0.4km**RS** = Recent sale**UN** = Undisclosed Sale

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