

## 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

64 JADE 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

\$550,000

&

\$590,000

### 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

6 CYNTHIA COURT HILLSIDE VIC 3037	\$559,800	22-Oct-24
1/5 SAYVEL CLOSE HILLSIDE VIC 3037	\$590,000	31-Aug-24
56 CHRIS COURT HILLSIDE VIC 3037	\$603,500	17-Aug-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: 30 October 2024



**6 CYNTHIA COURT HILLSIDE VIC 3037**

Sold Price

<sup>RS</sup>

**\$559,800**

Sold Date

**22-Oct-24**

3

1

1

Distance

**1.37km**



**1/5 SAYVEL CLOSE HILLSIDE VIC 3037**

Sold Price

<sup>RS</sup>

**\$590,000**

Sold Date

**31-Aug-24**

4

2

2

Distance

**0.29km**



**56 CHRIS COURT HILLSIDE VIC 3037**

Sold Price

<sup>RS</sup>

**\$603,500**

Sold Date

**17-Aug-24**

3

2

3

Distance

**1.15km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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