

## 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

27 Panorama Drive Hillside VIC 3037

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$700,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$705,000

Property type

House

Suburb

Hillside

Period-from

01 Nov 2020

to

31 Oct 2021

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 Sundew Close Hillside VIC 3037	\$730,000	31-Jul-21
91 Catherine Drive Hillside VIC 3037	\$745,000	12-May-21
18 Joseph Drive Hillside VIC 3037	\$720,000	27-Aug-21

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: 01 November 2021


**4 Sundew Close Hillside VIC 3037**

Sold Price

**\$730,000**

Sold Date

**31-Jul-21**


3



2



2

Distance

**0.15km**

**91 Catherine Drive Hillside VIC 3037**

Sold Price

**\$745,000**

Sold Date

**12-May-21**


4



2



3

Distance

**0.44km**

**18 Joseph Drive Hillside VIC 3037**

Sold Price

<sup>RS</sup>**\$720,000**

Sold Date

**27-Aug-21**


3



2



2

Distance

**0.51km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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