

## 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

14 Colston 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

\$590,000

&

\$640,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$696,000

Property type

House

Suburb

Hillside

Period-from

01 Jul 2020

to

30 Jun 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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 2 Benshaw Court Hillside VIC 3037     | \$623,000 | 26-May-21 |
| 7 Sandalwood Avenue Hillside VIC 3037 | \$615,000 | 08-May-21 |
| 4 Avenham Court Hillside VIC 3037     | \$630,000 | 19-Jun-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: 08 July 2021



## 2 Benshaw Court Hillside VIC 3037

Sold Price

RS

**\$623,000**

Sold Date

**26-May-21**



4



2



2

Distance

**0.21km**



## 7 Sandalwood Avenue Hillside VIC 3037

Sold Price

RS

**\$615,000**

Sold Date

**08-May-21**



3



2



2

Distance

**0.34km**



## 4 Avenham Court Hillside VIC 3037

Sold Price

RS

**\$630,000**

Sold Date

**19-Jun-21**



3



2



2

Distance

**0.51km**

RS = Recent sale

UN = Undisclosed Sale

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