

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



5 GRANDVIEW CRESCENT, HILLSIDE, VIC  4  2  2

Indicative Selling Price

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

Price Range: \$600,000 to \$650,000

Provided by: Michael Cahill, Barry Plant Caroline Springs

MEDIAN SALE PRICE



HILLSIDE, VIC, 3037

Suburb Median Sale Price (House)

\$561,500

01 July 2016 to 30 June 2017

Provided by:  pricefinder

COMPARABLE PROPERTIES

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.



3 DRYBURGH PL, HILLSIDE, VIC 3037

 3  2  2

Sale Price

***\$645,500**

Sale Date: 16/09/2017

Distance from Property: 228m



20 VIRIDIAN DR, HILLSIDE, VIC 3037

 4  2  2

Sale Price

***\$618,350**

Sale Date: 29/07/2017

Distance from Property: 1.1km



22 SANTOLIN DR, HILLSIDE, VIC 3037

 4  2  3

Sale Price

***\$620,000**

Sale Date: 20/07/2017

Distance from Property: 1.2km



This report has been compiled on 18/09/2017 by Barry Plant Caroline Springs. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

5 GRANDVIEW CRESCENT, HILLSIDE, VIC 3037

Indicative selling price

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

Price Range:

\$600,000 to \$650,000

Median sale price

Median price

\$561,500

House

X

Unit

Suburb

HILLSIDE

Period

01 July 2016 to 30 June 2017

Source



Comparable property sales

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
3 DRYBURGH PL, HILLSIDE, VIC 3037	*\$645,500	16/09/2017
20 VIRIDIAN DR, HILLSIDE, VIC 3037	*\$618,350	29/07/2017
22 SANTOLIN DR, HILLSIDE, VIC 3037	*\$620,000	20/07/2017