

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



5 GRANDVIEW CRESCENT, HILLSIDE, VIC 🕮 4 🕒 2 🚓 2

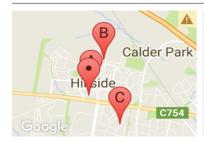
Indicative Selling Price

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

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

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







Sale Price

*\$645,500

Sale Date: 16/09/2017

Distance from Property: 228m





20 VIRIDIAN DR, HILLSIDE, VIC 3037







Sale Price

***\$618,350**

Sale Date: 29/07/2017

Distance from Property: 1.1km





22 SANTOLIN DR, HILLSIDE, VIC 3037







Sale Price

*\$620,000

Sale Date: 20/07/2017

Distance from Property: 1.2km



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
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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	p	ricefinder

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

