

## 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

50 BRINDALEE WAY 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

\$797,750

Property type

House

Suburb

Hillside

Period-from

01 Aug 2023

to

31 Jul 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

2/1 MARK DRIVE HILLSIDE VIC 3037	\$580,000	01-Jul-24
13 LORRAINE COURT HILLSIDE VIC 3037	\$606,000	09-Mar-24
32 HANNAH AVENUE HILLSIDE VIC 3037	\$600,000	25-Mar-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: 22 August 2024



**2/1 MARK DRIVE HILLSIDE VIC 3037**

 3  2  3

Sold Price

**\$580,000**

Sold Date

**01-Jul-24**

Distance

**0.36km**



**13 LORRAINE COURT HILLSIDE VIC 3037**

 3  2  1

Sold Price

**\$606,000**

Sold Date

**09-Mar-24**

Distance

**0.66km**



**32 HANNAH AVENUE HILLSIDE VIC 3037**

 3  2  1

Sold Price

**\$600,000**

Sold Date

**25-Mar-24**

Distance

**0.42km**

RS = Recent sale

UN = Undisclosed Sale

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