

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

2/9 SAYVEL CLOSE HILLSIDE VIC 3037

Indicative selling price

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

Single Price

or range
between

\$530,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$505,000

Property type

Unit

Suburb

Hillside

Period-from

01 Nov 2021

to

31 Oct 2022

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

2/57 ALLENBY ROAD HILLSIDE VIC 3037	\$590,000	04-Nov-21
1/13 JADE WAY HILLSIDE VIC 3037	\$560,000	15-May-21
2/59 JADE WAY HILLSIDE VIC 3037	\$535,000	08-Jun-22

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: 07 November 2022



2/57 ALLENBY ROAD HILLSIDE VIC 3037 Sold Price **\$590,000** Sold Date **04-Nov-21**

 3  2  1

Distance **0.37km**



1/13 JADE WAY HILLSIDE VIC 3037 Sold Price **\$560,000** Sold Date **15-May-21**

 3  2  1

Distance **0.18km**



2/59 JADE WAY HILLSIDE VIC 3037 Sold Price **\$535,000** Sold Date **08-Jun-22**

 3  1  1

Distance **0.18km**

RS = Recent sale **UN** = Undisclosed Sale

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