

## 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

5 MARNER AVENUE 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

\$720,000

&

\$740,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$751,000

Property type

House

Suburb

Hillside

Period-from

01 Jul 2021

to

30 Jun 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

|                                    |           |           |
|------------------------------------|-----------|-----------|
| 12 MARNER AVENUE HILLSIDE VIC 3037 | \$715,000 | 26-May-22 |
| 22 BRINDALEE WAY HILLSIDE VIC 3037 | \$720,000 | 14-May-22 |
| 13 ELGIN CLOSE HILLSIDE VIC 3037   | \$745,000 | 09-Apr-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: 25 July 2022


**12 MARNER AVENUE HILLSIDE VIC 3037**

Sold Price

**\$715,000**

Sold Date

**26-May-22**
 4  2  2

Distance

**0.08km**

**22 BRINDALEE WAY HILLSIDE VIC 3037**

Sold Price

<sup>RS</sup> **\$720,000**

Sold Date

**14-May-22**
 4  2  2

Distance

**-**

22 BRINDALEE WAY, HILLSIDE  
3037  
SLEMAN


**13 ELGIN CLOSE HILLSIDE VIC 3037**

Sold Price

**\$745,000**

Sold Date

**09-Apr-22**
 4  2  2

Distance

**0.18km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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