

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

4 Avenham Court 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

\$550,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$690,000

Property type

House

Suburb

Hillside

Period-from

01 May 2020

to

30 Apr 2021

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 Cynthia Court Hillside VIC 3037	\$590,000	04-Dec-20
7 Sandalwood Avenue Hillside VIC 3037	\$615,000	08-May-21
4 Benjamin Court Sydenham VIC 3037	\$608,000	25-Feb-21

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: 12 May 2021



2 Cynthia Court Hillside VIC 3037

Sold Price

\$590,000

Sold Date **04-Dec-20**

 4  2  -

Distance **0.71km**



7 Sandalwood Avenue Hillside VIC 3037

Sold Price

^{RS} **\$615,000**

Sold Date **08-May-21**

 3  2  2

Distance **0.78km**



4 Benjamin Court Sydenham VIC 3037

Sold Price

^{RS} **\$608,000**

Sold Date **25-Feb-21**

 3  2  2

Distance **0.86km**

RS = Recent sale

UN = Undisclosed Sale

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