

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

10 Venus 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

\$630,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Hillside

Period-from

01 Aug 2020

to

31 Jul 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

4 Venus Court Hillside VIC 3037	\$640,000	21-Jun-21
68 Wattle Valley Drive Hillside VIC 3037	\$645,000	02-Jul-21
2 Tarquin Place Hillside VIC 3037	\$702,000	19-Jun-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: 02 August 2021

	4 Venus Court Hillside VIC 3037	Sold Price	^{RS} \$640,000 ^{UN}	Sold Date	21-Jun-21
	 4  2  2			Distance	0.1km
	68 Wattle Valley Drive Hillside VIC 3037	Sold Price	^{RS} \$645,000	Sold Date	02-Jul-21
	 3  2  2			Distance	0.43km
	2 Tarquin Place Hillside VIC 3037	Sold Price	^{RS} \$702,000	Sold Date	19-Jun-21
	 4  2  2			Distance	0.53km

RS = Recent sale

UN = Undisclosed Sale

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