

## 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

209 Community Hub 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

\$500,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$700,200

Property type

Other

Suburb

Hillside

Period-from

01 Sep 2020

to

31 Aug 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

5 David Circuit Hillside VIC 3037	\$510,000	19-May-21
2/7 Balmoral Close Hillside VIC 3037	\$540,000	06-Apr-21
1/5 Elgin Close Hillside VIC 3037	\$525,000	08-May-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: 09 September 2021


**5 David Circuit Hillside VIC 3037**

Sold Price

**\$510,000**

Sold Date

**19-May-21**
 3
 2
 1

Distance

**0.11km**

**2/7 Balmoral Close Hillside VIC 3037**

Sold Price

**\$540,000**

Sold Date

**06-Apr-21**
 3
 2
 1

Distance

**0.51km**

**1/5 Elgin Close Hillside VIC 3037**

Sold Price

**\$525,000**

Sold Date

**08-May-21**
 3
 2
 1

Distance

**0.54km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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