

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 HANNAH AVENUE 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$797,750

Property type

House

Suburb

Hillside

Period-from

01 Aug 2023

to

31 Jul 2024

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

1 AIKSHAW CLOSE HILLSIDE VIC 3037	\$625,000	10-Apr-24
42 KENSWICK DRIVE HILLSIDE VIC 3037	\$655,000	20-Aug-24

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: 28 August 2024

**1 AIKSHAW CLOSE HILLSIDE VIC
3037**

Sold Price

\$625,000

Sold Date

10-Apr-24

3



2



2

Distance

1.81km**42 KENSWICK DRIVE HILLSIDE VIC
3037**

Sold Price

^{RS}**\$655,000**

Sold Date

20-Aug-24

3



2



2

Distance

1.65km**RS** = Recent sale**UN** = Undisclosed Sale

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