

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

1/18-20 CYNTHIA 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Hillside

Period-from

01 Dec 2023

to

30 Nov 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

2/1 CATHERINE DRIVE HILLSIDE VIC 3037	\$550,000	03-Aug-24
6 CYNTHIA COURT HILLSIDE VIC 3037	\$559,800	22-Oct-24
2/40 CHRIS COURT HILLSIDE VIC 3037	\$550,000	26-Jul-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: 17 December 2024

**2/1 CATHERINE DRIVE HILLSIDE
VIC 3037**3  1  1 

Sold Price

\$550,000Sold Date **03-Aug-24**

Distance

0.12km**6 CYNTHIA COURT HILLSIDE VIC
3037**3  1  1 

Sold Price

\$559,800Sold Date **22-Oct-24**

Distance

0.09km**2/40 CHRIS COURT HILLSIDE VIC
3037**3  1  1 

Sold Price

\$550,000Sold Date **26-Jul-24**

Distance

0.39km

RS = Recent sale

UN = Undisclosed Sale

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