

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 Dryburgh Place 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

\$680,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$722,500

Property type

House

Suburb

Hillside

Period-from

01 Jan 2021

to

31 Dec 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

14 Pavleka Street Hillside VIC 3037	\$730,000	31-Oct-21
7 Kanmore Crescent Hillside VIC 3037	\$700,000	04-Dec-21
8 Pimelea Way Hillside VIC 3037	\$666,000	27-Nov-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: 20 January 2022



14 Pavleka Street Hillside VIC 3037

Sold Price

\$730,000

Sold Date

31-Oct-21
 4

 2

 2

Distance

1.55km


7 Kanmore Crescent Hillside VIC 3037

Sold Price

^{RS} **\$700,000**

Sold Date

04-Dec-21
 4

 2

 2

Distance

1.19km


8 Pimelea Way Hillside VIC 3037

Sold Price

\$666,000

Sold Date

27-Nov-21
 4

 2

 2

Distance

1.45km
RS = Recent sale

UN = Undisclosed Sale

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