

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

6 Ohaire Street 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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$645,000

Property type

House

Suburb

Hillside

Period-from

01 Sep 2018

to

31 Aug 2019

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 Mahlan Close Hillside VIC 3037	\$538,000	23-Mar-19
7 Rebecca Court Hillside VIC 3037	\$502,000	16-May-19
7 Silvana Way Hillside VIC 3037	\$490,000	23-Mar-19

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: 16 September 2019

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4 Mahlan Close Hillside VIC 3037

Sold Price

\$538,000

Sold Date

23-Mar-19
 4

 2

 2

Distance

1.87km


7 Rebecca Court Hillside VIC 3037

Sold Price

\$502,000

Sold Date

16-May-19
 3

 1

 1

Distance

1.04km


7 Silvana Way Hillside VIC 3037

Sold Price

\$490,000

Sold Date

23-Mar-19
 4

 2

 2

Distance

0.87km
RS = Recent sale

UN = Undisclosed Sale

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