

## 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

22 BRAMSHAW CRESCENT 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

\$850,000

&

\$890,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$777,500

Property type

House

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

10 AIKSHAW CLOSE HILLSIDE VIC 3037	\$880,000	09-Dec-24
31 WOLVISTON AVENUE HILLSIDE VIC 3037	\$877,000	30-Oct-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: 30 December 2024

**10 AIKSHAW CLOSE HILLSIDE VIC 3037**

Sold Price

RS

**\$880,000**

Sold Date

**09-Dec-24** 5 2 2

Distance

**0.58km****31 WOLVISTON AVENUE HILLSIDE VIC 3037**

Sold Price

RS

**\$877,000**

Sold Date

**30-Oct-24** 4 2 2

Distance

**0.48km**

RS = Recent sale

UN = Undisclosed Sale

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