

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



45 KANMORE CRESCENT, HILLSIDE, VIC

 3  2  2

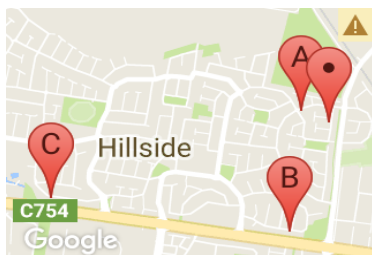
Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: \$530,000 to \$570,000

Provided by: Justin Soleimani, Barry Plant Taylors Lakes

MEDIAN SALE PRICE



HILLSIDE, VIC, 3037

Suburb Median Sale Price (House)

\$610,000

01 January 2017 to 31 December 2017

Provided by: 

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



84 GLENBRUAR DR, HILLSIDE, VIC 3037

 3  2  2

Sale Price

\$570,000

Sale Date: 13/09/2017

Distance from Property: 203m



39 SARONVALE CRES, HILLSIDE, VIC 3037

 3  2  2

Sale Price

***\$540,000**

Sale Date: 09/12/2017

Distance from Property: 829m



37 BELLEVUE BVD, HILLSIDE, VIC 3037

 3  2  2

Sale Price

***\$530,000**

Sale Date: 04/11/2017

Distance from Property: 1.9km



This report has been compiled on 06/03/2018 by Barry Plant Caroline Springs. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

45 KANMORE CRESCENT, HILLSIDE, VIC 3037

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range:

\$530,000 to \$570,000

Median sale price

Median price

\$610,000

House

X

Unit

Suburb

HILLSIDE

Period

01 January 2017 to 31 December 2017

Source



Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
84 GLENBRUAR DR, HILLSIDE, VIC 3037	\$570,000	13/09/2017
39 SARONVALE CRES, HILLSIDE, VIC 3037	*\$540,000	09/12/2017
37 BELLEVUE BVD, HILLSIDE, VIC 3037	*\$530,000	04/11/2017