

## 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

14 Canopy 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

\$630,000

&

\$670,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$645,000

Property type

House

Suburb

Hillside

Period-from

01 Oct 2018

to

30 Sep 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

6 Waters Way Hillside VIC 3037	\$690,000	14-May-19
22 Creekside Circuit Hillside VIC 3037	\$670,000	13-Jun-19
11 Canopy Crescent Hillside VIC 3037	\$645,000	23-May-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: 02 October 2019



### 6 Waters Way Hillside VIC 3037

Sold Price

**\$690,000**

Sold Date

**14-May-19**
 4  2  2

Distance

**0.11km**


### 22 Creekside Circuit Hillside VIC 3037

Sold Price

**\$670,000**

Sold Date

**13-Jun-19**
 4  2  2

Distance

**0.19km**


### 11 Canopy Crescent Hillside VIC 3037

Sold Price

**\$645,000**

Sold Date

**23-May-19**
 3  3  2

Distance

**0.06km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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