

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

1/3 SYLVIA CLOSE 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

\$550,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,000

Property type

Unit

Suburb

Hillside

Period-from

01 Apr 2023

to

31 Mar 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

1/11 BRINDALEE WAY HILLSIDE VIC 3037	\$560,000	07-Jan-24
1/31 JADE WAY HILLSIDE VIC 3037	\$568,000	08-Mar-24
2/4 ARMINELL COURT HILLSIDE VIC 3037	\$550,000	16-Apr-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: 24 April 2024

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1/11 BRINDALEE WAY HILLSIDE VIC 3037 Sold Price **\$560,000** Sold Date **07-Jan-24**

 3  2  1

Distance **0.1km**



1/31 JADE WAY HILLSIDE VIC 3037 Sold Price ^{RS} **\$568,000** Sold Date **08-Mar-24**

 3  2  1

Distance **0.45km**



2/4 ARMINELL COURT HILLSIDE VIC 3037 Sold Price ^{RS} **\$550,000** Sold Date **16-Apr-24**

 3  2  2

Distance **0.58km**

RS = Recent sale **UN** = Undisclosed Sale

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