

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

4 GRANDVIEW CRESCENT 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

\$1,180,000

&

\$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$782,000

Property type

House

Suburb

Hillside

Period-from

01 Feb 2022

to

31 Jan 2023

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 WATTLE VALLEY DRIVE HILLSIDE VIC 3037	\$1,200,000	14-Oct-22
14 SOVEREIGN WAY HILLSIDE VIC 3037	\$1,225,000	01-Oct-22
10 WENDOVER CRESCENT HILLSIDE VIC 3037	\$1,181,000	22-Oct-22

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: 20 February 2023



**6 WATTLE VALLEY DRIVE
HILLSIDE VIC 3037**

 5  3  3

Sold Price **\$1,200,000** Sold Date **14-Oct-22**

Distance **0.79km**



**14 SOVEREIGN WAY HILLSIDE VIC
3037**

 6  3  4

Sold Price **\$1,225,000** Sold Date **01-Oct-22**

Distance **1.04km**



**10 WENDOVER CRESCENT
HILLSIDE VIC 3037**

 4  2  2

Sold Price **\$1,181,000** Sold Date **22-Oct-22**

Distance **1.39km**

RS = Recent sale UN = Undisclosed Sale

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