

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

15 BEDINGHAM DRIVE 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

\$730,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$798,000

Property type

House

Suburb

Hillside

Period-from

01 Apr 2022

to

31 Mar 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 MAVORA COURT TAYLORS HILL VIC 3037	\$880,000	25-Mar-23
11 KINETIC AVENUE HILLSIDE VIC 3037	\$750,000	20-Mar-23
98 GLENBRUAR DRIVE HILLSIDE VIC 3037	\$860,000	11-Mar-23

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: 19 April 2023

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6 MAVORA COURT TAYLORS HILL VIC 3037

Sold Price

^{RS}

\$880,000

Sold Date

25-Mar-23



4



2



2

Distance

3.73km



11 KINETIC AVENUE HILLSIDE VIC 3037

Sold Price

^{RS}

\$750,000

Sold Date

20-Mar-23



4



2



2

Distance

1.06km



98 GLENBRUAR DRIVE HILLSIDE VIC 3037

Sold Price

^{RS}

\$860,000

Sold Date

11-Mar-23



4



2



2

Distance

0.98km

RS = Recent sale

UN = Undisclosed Sale

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