

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

7 SARKIS MEWS 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

\$539,000

&

\$579,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$545,000

Property type

Unit

Suburb

Hillside

Period-from

01 Oct 2023

to

30 Sep 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

5/28-36 OZZIMO DRIVE HILLSIDE VIC 3037	\$550,000	17-Jul-24
2/1 CATHERINE DRIVE HILLSIDE VIC 3037	\$550,000	03-Aug-24
1/3 SYLVIA CLOSE HILLSIDE VIC 3037	\$558,000	13-May-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: 02 October 2024



**5/28-36 OZZIMO DRIVE HILLSIDE
VIC 3037**

3 2 1

Sold Price **\$550,000** Sold Date **17-Jul-24**

Distance **0.93km**



**2/1 CATHERINE DRIVE HILLSIDE
VIC 3037**

3 1 1

Sold Price ^{RS} **\$550,000** Sold Date **03-Aug-24**

Distance **0.94km**



**1/3 SYLVIA CLOSE HILLSIDE VIC
3037**

3 2 -

Sold Price **\$558,000** Sold Date **13-May-24**

Distance **1.24km**

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

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