

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 RICHIE CIRCUIT 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

\$520,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$767,500

Property type

House

Suburb

Hillside

Period-from

01 Jul 2023

to

30 Jun 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 RICHIE CIRCUIT HILLSIDE VIC 3037	\$580,000	15-Jul-24
1/23 JADE WAY HILLSIDE VIC 3037	\$520,000	09-Mar-24
16 TINTERN LOOP HILLSIDE VIC 3037	\$535,000	08-Jun-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.~~

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5 RICHIE CIRCUIT HILLSIDE VIC 3037

 3  2  -

Sold Price

^{RS}

\$580,000

Sold Date

15-Jul-24

Distance

0.01km



1/23 JADE WAY HILLSIDE VIC 3037

 3  1  1

Sold Price

\$520,000

Sold Date

09-Mar-24

Distance

0.47km



16 TINTERN LOOP HILLSIDE VIC 3037

 3  1  2

Sold Price

^{RS}

\$535,000

Sold Date

08-Jun-24

Distance

0.82km

RS = Recent sale

UN = Undisclosed Sale

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