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

89 Catherine 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	or range between	\$720,000	&	\$770,000
Median sale price				

(*Delete house or unit as applicable)

Median Price	\$722,500	Prop	erty type		House	Suburb	Hillside
Period-from	01 Jan 2021	to	31 Dec 2	2021	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 Peppercorn Court Hillside VIC 3037	\$730,000	01-Sep-21
82 Allenby Road Hillside VIC 3037	\$753,000	13-Nov-21
18 Joseph Drive Hillside VIC 3037	\$720,000	28-Aug-21

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: 27 January 2022



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Las Anastasiadis

- P 03 9307 4000
- M 0416263191
- E lanastasiadis@barryplant.com.au

Distance

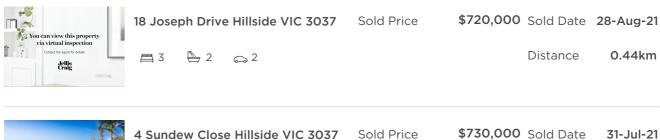
0.55km



6 Peppercorn Court Hillside VIC 3037	Sold Price	\$730,000 Sold Date	01-Sep-21
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82 Allenby Road Hillside VIC 3037		Sold Price	\$753,000	Sold Date	13-Nov-21	
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6 Rebecca Court Hillside VIC 3037	Sold Price	\$749,000	Sold Date	04-Nov-21
			Distance	0.59km

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RS = Recent sale UN = Undisclosed Sale

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