

## 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](http://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

Property type

House

Suburb

Hillside

Period-from

01 Jan 2021

to

31 Dec 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



### 6 Peppercorn Court Hillside VIC 3037

 3  2  2

Sold Price

**\$730,000**

Sold Date

**01-Sep-21**

Distance

**0.35km**



### 82 Allenby Road Hillside VIC 3037

 3  2  2

Sold Price

**\$753,000**

Sold Date

**13-Nov-21**

Distance

**0.39km**



### 18 Joseph Drive Hillside VIC 3037

 3  2  2

Sold Price

**\$720,000**

Sold Date

**28-Aug-21**

Distance

**0.44km**



### 4 Sundew Close Hillside VIC 3037

 3  2  2

Sold Price

**\$730,000**

Sold Date

**31-Jul-21**

Distance

**0.55km**



### 6 Rebecca Court Hillside VIC 3037

 2  2  2

Sold Price

**\$749,000**

Sold Date

**04-Nov-21**

Distance

**0.59km**

RS = Recent sale

UN = Undisclosed Sale

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