# 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.

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consumer.vic.gov.au



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Distance

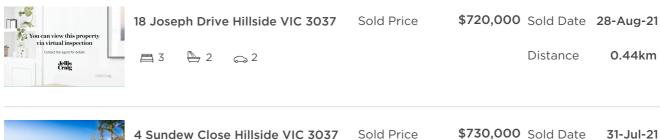
0.55km



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	
昌 3	2	⇔ <sup>2</sup>			Distance	0.39km







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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