



STATEMENT OF INFORMATION

20 CUTHBERT DRIVE, HILLSIDE, VIC 3037

PREPARED BY SASH MITREVSKI, BARRY PLANT TAYLORS LAKES

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



20 CUTHBERT DRIVE, HILLSIDE, VIC 3037  3  2  2

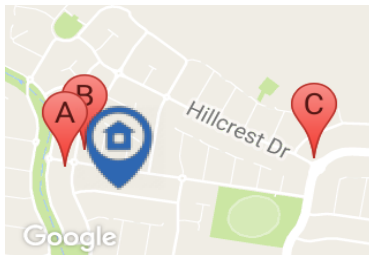
Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

\$590,000 to \$649,000

Provided by: Sash Mitrevski, Barry Plant Taylors Lakes

SUBURB MEDIAN



HILLSIDE, VIC, 3037

Suburb Median Sale Price (House)

\$537,000

01 April 2016 to 31 March 2017

Provided by: 

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



33 PILGRIM DR, HILLSIDE, VIC 3037  3  2  2

Sale Price

***\$620,000**

Sale Date: 10/03/2017

Distance from Property: 193m



41 MONTPELLIER DR, HILLSIDE, VIC 3037  3  2  3

Sale Price

***\$600,000**

Sale Date: 11/05/2017

Distance from Property: 183m



93 ROYAL CRES, HILLSIDE, VIC 3037  3  2  2

Sale Price

\$600,000

Sale Date: 10/12/2016

Distance from Property: 649m



This report has been compiled on 30/05/2017 by Barry Plant Caroline Springs. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

20 CUTHBERT DRIVE, HILLSIDE, VIC 3037

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price / Range

\$590,000 to \$649,000

Median sale price

Median price

\$537,000

House

X

Unit

Suburb

HILLSIDE

Period

01 April 2016 to 31 March 2017

Source

 pricfinder

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
33 PILGRIM DR, HILLSIDE, VIC 3037	*\$620,000	10/03/2017
41 MONTELLIER DR, HILLSIDE, VIC 3037	*\$600,000	11/05/2017
93 ROYAL CRES, HILLSIDE, VIC 3037	\$600,000	10/12/2016