

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 DRYBURGH PLACE 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

\$740,000

&

\$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$767,000

Property type

House

Suburb

Hillside

Period-from

01 Oct 2021

to

30 Sep 2022

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

| | | |
|---------------------------------------|-----------|-----------|
| 116 CATHERINE DRIVE HILLSIDE VIC 3037 | \$785,000 | 16-Jul-22 |
| 20 BRADLEY DRIVE HILLSIDE VIC 3037 | \$750,000 | 12-Sep-22 |
| 13 ELGIN CLOSE HILLSIDE VIC 3037 | \$745,000 | 09-Apr-22 |

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: 06 October 2022



116 CATHERINE DRIVE HILLSIDE VIC 3037

Sold Price

\$785,000

Sold Date

16-Jul-22
 4  2  2

Distance

1.51km


20 BRADLEY DRIVE HILLSIDE VIC 3037

Sold Price

^{RS} **\$750,000**

Sold Date

12-Sep-22
 4  2  2

Distance

0.87km


13 ELGIN CLOSE HILLSIDE VIC 3037

Sold Price

\$745,000

Sold Date

09-Apr-22
 4  2  2

Distance

1.74km
RS = Recent sale

UN = Undisclosed Sale

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