

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

1 TERRY COURT 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

\$510,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$771,000

Property type

House

Suburb

Hillside

Period-from

01 Jan 2024

to

31 Dec 2024

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

2/40 CHRIS COURT HILLSIDE VIC 3037	\$550,000	26-Jul-24
6 CYNTHIA COURT HILLSIDE VIC 3037	\$559,800	22-Oct-24
2/35 JADE WAY HILLSIDE VIC 3037	\$510,000	27-Jul-24

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: 13 January 2025

Michael Costa
P 93908333
M 0409215305
E mcosta@barryplant.com.au



**2/40 CHRIS COURT HILLSIDE VIC
3037**

 3  1  1

Sold Price **\$550,000** Sold Date **26-Jul-24**

Distance **0.11km**



**6 CYNTHIA COURT HILLSIDE VIC
3037**

 3  1  1

Sold Price **\$559,800** Sold Date **22-Oct-24**

Distance **0.3km**



**2/35 JADE WAY HILLSIDE VIC
3037**

 3  1  1

Sold Price **\$510,000** Sold Date **27-Jul-24**

Distance **1.12km**

RS = Recent sale UN = Undisclosed Sale

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