

## 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

15 Glenbruar 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

\$739,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$645,000

Property type

House

Suburb

Hillside

Period-from

01 Jun 2019

to

31 May 2020

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

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 41 Queens Parade Hillside VIC 3037      | \$710,000 | 19-Feb-20 |
| 12 Lightwood Close Hillside VIC 3037    | \$750,000 | 10-Dec-19 |
| 42 Grandview Crescent Hillside VIC 3037 | \$702,000 | 10-Aug-19 |

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: 29 June 2020



**41 Queens Parade Hillside VIC 3037** Sold Price **\$710,000** Sold Date **19-Feb-20**

 5  2  2

Distance **1.17km**



**12 Lightwood Close Hillside VIC 3037** Sold Price **\$750,000** Sold Date **10-Dec-19**

 5  2  2

Distance **1.18km**



**42 Grandview Crescent Hillside VIC 3037** Sold Price **\$702,000** Sold Date **10-Aug-19**

 4  2  2

Distance **1.24km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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