

# STATEMENT OF INFORMATION

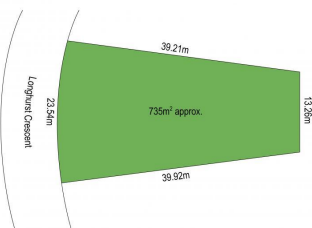
29 LONGHURST CRESCENT, HILLSIDE, VIC 3037

PREPARED BY DAVID ZAMMIT, PROFESSIONALS CAROLINE SPRINGS



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**29 LONGHURST CRESCENT, HILLSIDE,**

 4  2  1

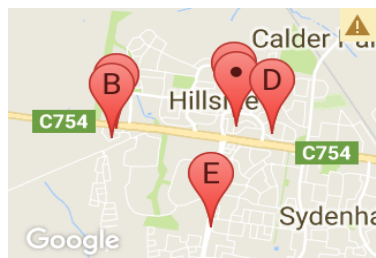
### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range: \$480,000 to \$510,000**

Provided by: David Zammit, Professionals Caroline Springs

## MEDIAN SALE PRICE



**HILLSIDE, VIC, 3037**

Suburb Median Sale Price (Unit)

**\$390,000**

01 October 2016 to 30 September 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.



**15 RIVIERA DR, HILLSIDE, VIC 3037**

 4  2  2

Sale Price

**\$588,000**

Sale Date: 18/05/2017

Distance from Property: 1.6km



**14 CALLAWAY LANE, HILLSIDE, VIC 3037**

 4  2  2

Sale Price

**\$525,000**

Sale Date: 29/03/2017

Distance from Property: 1.6km



**14 PENLOW CRT, HILLSIDE, VIC 3037**

 3  2  2

Sale Price

**\$570,000**

Sale Date: 03/06/2017

Distance from Property: 139m



This report has been compiled on 25/11/2017 by Professionals Caroline Springs. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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12 RODMAR CL, HILLSIDE, VIC 3037

 3  2  1

Sale Price

**\$531,000**

Sale Date: 27/05/2017

Distance from Property: 479m



93 JADE WAY, HILLSIDE, VIC 3037

 3  2  2

Sale Price

**\$540,000**

Sale Date: 04/05/2017

Distance from Property: 1.5km



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

29 LONGHURST CRESCENT, HILLSIDE, VIC 3037

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range:

\$480,000 to \$510,000

Median sale price

Median price

\$390,000

House

Unit

X


Suburb

HILLSIDE

Period

01 October 2016 to 30 September 2017

Source



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
15 RIVIERA DR, HILLSIDE, VIC 3037	\$588,000	18/05/2017
14 CALLAWAY LANE, HILLSIDE, VIC 3037	\$525,000	29/03/2017
14 PENLOW CRT, HILLSIDE, VIC 3037	\$570,000	03/06/2017
12 RODMAR CL, HILLSIDE, VIC 3037	\$531,000	27/05/2017

93 JADE WAY, HILLSIDE, VIC 3037	\$540,000	04/05/2017
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