

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

8/28-36 Ozzimo Drive 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

\$460,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$498,500

Property type

Unit

Suburb

Hillside

Period-from

01 Dec 2020

to

30 Nov 2021

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

1/75 Delbridge Drive Sydenham VIC 3037	\$481,000	16-Jun-21
13/12-32 Pecks Road Sydenham VIC 3037	\$490,000	09-Dec-21
2/40 Buckingham Street Sydenham VIC 3037	\$475,000	01-Jul-21

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 December 2021



1/75 Delbridge Drive Sydenham VIC 3037 Sold Price **\$481,000** Sold Date **16-Jun-21**

 3  1  1

Distance **0.63km**



13/12-32 Pecks Road Sydenham VIC 3037 Sold Price ^{RS} **\$490,000** Sold Date **09-Dec-21**

 3  1  1

Distance **1.49km**



2/40 Buckingham Street Sydenham VIC 3037 Sold Price **\$475,000** Sold Date **01-Jul-21**

 3  1  1

Distance **1.34km**

RS = Recent sale

UN = Undisclosed Sale

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