

## 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

6 Salisbury Court 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

or range  
between

\$970,000

&

\$1,040,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Hillside

Period-from

01 Oct 2020

to

30 Sep 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

2 Greybox Court Hillside VIC 3037	\$995,000	20-Sep-21
14 Lancelot Court Hillside VIC 3037	\$990,000	26-Jun-21
16 Imperial Court Hillside VIC 3037	\$980,000	19-May-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: 04 October 2021



## 2 Greybox Court Hillside VIC 3037

Sold Price

<sup>RS</sup>
**\$995,000**

Sold Date

**20-Sep-21**


4



3



2

Distance

**1.26km**


## 14 Lancelot Court Hillside VIC 3037

Sold Price

**\$990,000**

Sold Date

**26-Jun-21**


5

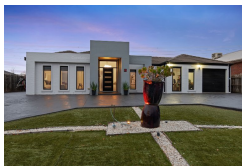


2



2

Distance

**0.38km**


## 16 Imperial Court Hillside VIC 3037

Sold Price

**\$980,000**

Sold Date

**19-May-21**


4



2



4

Distance

**0.47km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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