

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**1 STONYBROOK BOULEVARD, HILLSIDE,**  4  3  2

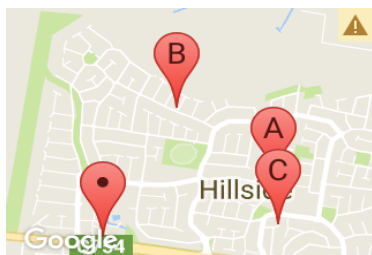
### Indicative Selling Price

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

**Price Range:** **\$900,000 to \$940,000**

Provided by: Sash Mitrevski, Barry Plant Taylors Lakes

## MEDIAN SALE PRICE



**HILLSIDE, VIC, 3037**

Suburb Median Sale Price (House)

**\$595,000**

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.



**30 DOMAIN DR, HILLSIDE, VIC 3037**

 5  2  2

Sale Price

**\$915,000**

Sale Date: 28/07/2017

Distance from Property: 1.2km



**22 HILLCREST DR, HILLSIDE, VIC 3037**

 6  4  2

Sale Price

**\$935,000**

Sale Date: 21/06/2017

Distance from Property: 1.1km



**66 BEDINGHAM DR, HILLSIDE, VIC 3037**

 2  2  2

Sale Price

**\$920,000**

Sale Date: 19/08/2017

Distance from Property: 1.1km



This report has been compiled on 18/12/2017 by Barry Plant Caroline Springs. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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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

1 STONYBROOK BOULEVARD, 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:

\$900,000 to \$940,000

Median sale price

Median price

\$595,000

House

X

Unit


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
30 DOMAIN DR, HILLSIDE, VIC 3037	\$915,000	28/07/2017
22 HILLCREST DR, HILLSIDE, VIC 3037	\$935,000	21/06/2017
66 BEDINGHAM DR, HILLSIDE, VIC 3037	\$920,000	19/08/2017