

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



59 CATHERINE DRIVE, HILLSIDE, VIC 3037  3  2  2

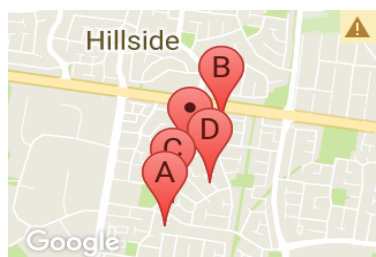
Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: \$550,000 to \$600,000

Provided by: Hamilton Orellana, Crane Real Estate

MEDIAN SALE PRICE



HILLSIDE, VIC, 3037

Suburb Median Sale Price (House)

\$561,500

01 July 2016 to 30 June 2017

Provided by:  **pricefinder**

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.



5 CONIFER PL, HILLSIDE, VIC 3037

 3  2  2

Sale Price

\$636,000

Sale Date: 28/06/2017

Distance from Property: 483m



53 JOHN PAUL DR, HILLSIDE, VIC 3037

 3  2  3

Sale Price

\$597,000

Sale Date: 13/05/2017

Distance from Property: 363m



8 WILDFLOWER CRT, HILLSIDE, VIC 3037

 3  2  2

Sale Price

\$605,000

Sale Date: 29/04/2017

Distance from Property: 314m



This report has been compiled on 11/09/2017 by Crane Real Estate. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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CRANETM
REALESTATE



22 SANTOLIN DR, HILLSIDE, VIC 3037

 **4**  **2**  **3**

Sale Price

***\$620,000**

Sale Date: 20/07/2017

Distance from Property: 197m



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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

59 CATHERINE DRIVE, HILLSIDE, VIC 3037

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range:

\$550,000 to \$600,000

Median sale price

Median price

\$561,500

House

X

Unit


Suburb

HILLSIDE

Period

01 July 2016 to 30 June 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
5 CONIFER PL, HILLSIDE, VIC 3037	\$636,000	28/06/2017
53 JOHN PAUL DR, HILLSIDE, VIC 3037	\$597,000	13/05/2017
8 WILDFLOWER CRT, HILLSIDE, VIC 3037	\$605,000	29/04/2017
22 SANTOLIN DR, HILLSIDE, VIC 3037	*\$620,000	20/07/2017