

## 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

27 SOVEREIGN WAY HILLSIDE VIC 3037

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$900,000

&

\$950,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$767,500

Property type

House

Suburb

Hillside

Period-from

01 Jul 2023

to

30 Jun 2024

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

|                                       |             |           |
|---------------------------------------|-------------|-----------|
| 10 THE REGENCY HILLSIDE VIC 3037      | \$1,100,000 | 08-Jun-24 |
| 12 GALLI COURT HILLSIDE VIC 3037      | \$960,000   | 12-Jun-24 |
| 12 BLOOMSBURY COURT HILLSIDE VIC 3037 | \$915,000   | 04-Jul-24 |

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: 19 July 2024

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### 10 THE REGENCY HILLSIDE VIC 3037

 4  3  4

Sold Price <sup>RS</sup> **\$1,100,000** Sold Date **08-Jun-24**

Distance **0.34km**



### 12 GALLI COURT HILLSIDE VIC 3037

 4  2  2

Sold Price <sup>RS</sup> **\$960,000** Sold Date **12-Jun-24**

Distance **1.49km**



### 12 BLOOMSBURY COURT HILLSIDE VIC 3037

 4  2  3

Sold Price <sup>RS</sup> **\$915,000** Sold Date **04-Jul-24**

Distance **1.47km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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