

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

1/8 TIMELE 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

\$569,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$493,000

Property type

Unit

Suburb

Hillside

Period-from

01 May 2021

to

30 Apr 2022

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 BUGAY COURT HILLSIDE VIC 3037	\$572,000	11-Apr-22
8A DI BERARDINO WAY HILLSIDE VIC 3037	\$550,000	20-Nov-21
2/3 PADULA COURT HILLSIDE VIC 3037	\$667,800	30-Apr-22

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: 14 May 2022


1 BUGAY COURT HILLSIDE VIC 3037
 3  2  1

Sold Price

^{RS}
\$572,000

Sold Date

11-Apr-22

Distance

0.25km

8A DI BERARDINO WAY HILLSIDE VIC 3037
 3  2  1

Sold Price

\$550,000

Sold Date

20-Nov-21

Distance

0.33km

2/3 PADULA COURT HILLSIDE VIC 3037
 3  2  1

Sold Price

^{RS}
\$667,800

Sold Date

30-Apr-22

Distance

0.36km
RS = Recent sale

UN = Undisclosed Sale

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