

## 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

13 ERIN STREET 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

\$730,000

&

\$790,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$785,000

Property type

House

Suburb

Hillside

Period-from

01 Nov 2023

to

31 Oct 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

8 SILVANA WAY HILLSIDE VIC 3037	\$740,500	26-Jun-24
2 DI BERARDINO WAY HILLSIDE VIC 3037	\$770,000	28-Oct-24
8 GOODENIA PLACE HILLSIDE VIC 3037	\$771,000	08-Jun-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: 25 November 2024

Jayden Manno

M 0421 736 736

E jayden.manno@sunbury.rh.com.au



## 8 SILVANA WAY HILLSIDE VIC 3037

3 2 1

Sold Price

**\$740,500**

Sold Date

**26-Jun-24**

Distance

**0.19km**



## 2 DI BERARDINO WAY HILLSIDE VIC 3037

3 2 2

Sold Price

<sup>RS</sup> **\$770,000**

Sold Date

**28-Oct-24**

Distance

**0.13km**



## 8 GOODENIA PLACE HILLSIDE VIC 3037

3 2 3

Sold Price

**\$771,000**

Sold Date

**08-Jun-24**

Distance

**1.02km**

RS = Recent sale

UN = Undisclosed Sale

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