

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



## 12 CYNTHIA COURT, HILLSIDE, VIC 3037 🕮 4 🕒 2







**Indicative Selling Price** 

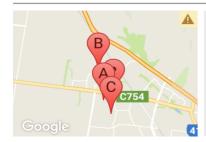
For the meaning of this price see consumer.vic.au/underquoting

**Price Range:** 

\$590,000 to \$649,000

Provided by: Michael Cahill, Barry Plant Caroline Springs

#### MEDIAN SALE PRICE



# HILLSIDE, VIC, 3037

**Suburb Median Sale Price (House)** 

\$590,000

01 October 2016 to 30 September 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.



# 59 CATHERINE DR, HILLSIDE, VIC 3037







Sale Price

\*\$650,000

Sale Date: 30/10/2017

Distance from Property: 552m





#### 20 VIRIDIAN DR, HILLSIDE, VIC 3037







**Sale Price** 

\$618,350

Sale Date: 29/07/2017

Distance from Property: 1.7km





# 30 ALLENBY RD, HILLSIDE, VIC 3037







**Sale Price** 

\*\$625,000

Sale Date: 12/10/2017

Distance from Property: 986m



## 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	12 CYNTHIA COURT, HILLSIDE, VIC 3037
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#### Indicative selling price

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

Price Range: \$590,000 to \$649,000

#### Median sale price

Median price	\$590,000	House X	Unit	Suburb	HILLSIDE
Period	01 October 2016 to 30 September 2017		Source	p	ricefinder

#### 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
59 CATHERINE DR, HILLSIDE, VIC 3037	*\$650,000	30/10/2017
20 VIRIDIAN DR, HILLSIDE, VIC 3037	\$618,350	29/07/2017
30 ALLENBY RD, HILLSIDE, VIC 3037	*\$625,000	12/10/2017