



STATEMENT OF INFORMATION

Prepared on 18 Jun 2019

Peter Colella

P 9449 2088

M 0421 346 326

E pcolella@ypa.com.au

Section 47AF of the Estate Agents Act 1980

UNIT Offered for Sale

1/59 Jade Way Hillside VIC 3037

3 1 1

Indicative Selling Price

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

Range between \$410,000 & \$440,000

Median Sale Price

\$470,000 Units in Hillside between 01 Jun 2018 - 31 May 2019

Source: CoreLogic

Comparable Property Sales

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.



21/40 McCubbin Way Caroline Springs VIC 3023

3 1 2

Sold Price **\$440,000**

Sold Date **06-Feb-19**

Distance **1.23km**



2/1 Melva Court Sydenham VIC 3037

3 1 1

Sold Price **\$415,500**

Sold Date **17-Apr-19**

Distance **1.63km**



79 Delbridge Drive Sydenham VIC 3037

3 1 1

Sold Price **\$449,000**

Sold Date **18-Jan-19**

Distance **1.63km**

RS = Recent sale

UN = Undisclosed Sale

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