

## 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

3 CHAMPAGNE WAY 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

\$670,000

&

\$720,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$751,000

Property type

House

Suburb

Hillside

Period-from

01 Jul 2021

to

30 Jun 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

|                                     |           |           |
|-------------------------------------|-----------|-----------|
| 12 MARNER AVENUE HILLSIDE VIC 3037  | \$715,000 | 26-May-22 |
| 22 BRINDALEE WAY HILLSIDE VIC 3037  | \$720,000 | 14-May-22 |
| 55 KENSWICK DRIVE HILLSIDE VIC 3037 | \$672,000 | 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: 26 July 2022



**12 MARNER AVENUE HILLSIDE VIC 3037**

Sold Price

**\$715,000**

Sold Date

**26-May-22**



4



2



2

Distance

**0.17km**



**22 BRINDALEE WAY HILLSIDE VIC 3037**

Sold Price

<sup>RS</sup> **\$720,000**

Sold Date

**14-May-22**



4



2



2

Distance

**0.24km**



**55 KENSWICK DRIVE HILLSIDE VIC 3037**

Sold Price

**\$672,000**

Sold Date

**30-Apr-22**



4



2



2

Distance

**1.71km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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