

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 KRISTIAN 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

or range
between

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Hillside

Period-from

01 Feb 2023

to

31 Jan 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

4/3 GOURLAY ROAD HILLSIDE VIC 3037	\$422,000	09-Feb-24
7 TINTERN LOOP HILLSIDE VIC 3037	\$440,000	10-May-23
1/19-23 SANTOLIN DRIVE HILLSIDE VIC 3037	\$457,500	25-Oct-23

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: 15 February 2024



4/3 GOURLAY ROAD HILLSIDE VIC 3037

Sold Price

^{RS}
\$422,000

Sold Date

09-Feb-24
 2

 1

 1

Distance

0.09km


7 TINTERN LOOP HILLSIDE VIC 3037

Sold Price

\$440,000

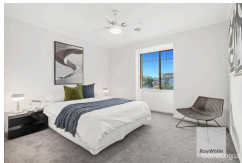
Sold Date

10-May-23
 2

 1

 1

Distance

0.13km


1/19-23 SANTOLIN DRIVE HILLSIDE VIC 3037

Sold Price

\$457,500

Sold Date

25-Oct-23
 3

 1

 1

Distance

0.68km
RS = Recent sale

UN = Undisclosed Sale

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