

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



36 SUNNINGDALE DRIVE, HILLSIDE, VIC

 4  2  2

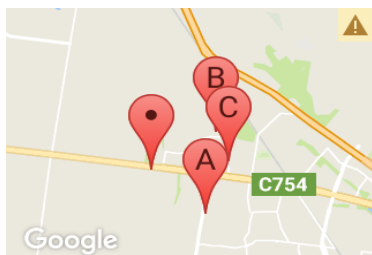
Indicative Selling Price

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

Price Range: \$610,000 to \$650,000

Provided by: Michael Iykowski, Barry Plant Taylors Lakes

MEDIAN SALE PRICE



HILLSIDE, VIC, 3037

Suburb Median Sale Price (House)

\$588,000

01 October 2016 to 30 September 2017

Provided by: 

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.



110 ALLENBY RD, HILLSIDE, VIC 3037

 4  2  1

Sale Price

***\$628,000**

Sale Date: 16/09/2017

Distance from Property: 1.9km



20 VIRIDIAN DR, HILLSIDE, VIC 3037

 4  2  2

Sale Price

\$618,350

Sale Date: 29/07/2017

Distance from Property: 2km



8 TORMORVEY AVE, HILLSIDE, VIC 3037

 3  2  2

Sale Price

\$610,000

Sale Date: 26/05/2017

Distance from Property: 2km



This report has been compiled on 14/11/2017 by Barry Plant Caroline Springs. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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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

36 SUNNINGDALE DRIVE, HILLSIDE, VIC 3037

Indicative selling price

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

Price Range:

\$610,000 to \$650,000

Median sale price

Median price

\$588,000

House

X

Unit

Suburb

HILLSIDE

Period

01 October 2016 to 30 September 2017

Source



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
110 ALLENBY RD, HILLSIDE, VIC 3037	*\$628,000	16/09/2017
20 VIRIDIAN DR, HILLSIDE, VIC 3037	\$618,350	29/07/2017
8 TORMORVEY AVE, HILLSIDE, VIC 3037	\$610,000	26/05/2017