

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

5 Kendall Street 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

\$490,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$696,000

Property type

House

Suburb

Hillside

Period-from

01 Jun 2020

to

31 May 2021

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

5 David Circuit Hillside VIC 3037	\$510,000	01-Jun-21
8 Di Berardino Way Hillside VIC 3037	\$527,000	29-Dec-20
17 John Paul Drive Hillside VIC 3037	\$490,000	21-Dec-20

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: 17 June 2021



5 David Circuit Hillside VIC 3037

Sold Price

\$510,000

Sold Date

01-Jun-21
 3

 2

 1

Distance

0.24km


8 Di Berardino Way Hillside VIC 3037

Sold Price

\$527,000

Sold Date

29-Dec-20
 3

 2

 1

Distance

0.82km


17 John Paul Drive Hillside VIC 3037

Sold Price

\$490,000

Sold Date

21-Dec-20
 4

 2

 2

Distance

0.98km
RS = Recent sale

UN = Undisclosed Sale

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