

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

9 SILVANA WAY 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

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$799,000

Property type

House

Suburb

Hillside

Period-from

01 May 2022

to

30 Apr 2023

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

6 BUGAY COURT HILLSIDE VIC 3037	\$655,000	23-Dec-22
57 SARONVALE CRESCENT HILLSIDE VIC 3037	\$650,000	11-Feb-23
6 HULME COURT HILLSIDE VIC 3037	\$680,000	09-Mar-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: 16 May 2023



6 BUGAY COURT HILLSIDE VIC 3037

 3  2  2

Sold Price **\$655,000** Sold Date **23-Dec-22**

Distance **0.19km**



57 SARONVALE CRESCENT HILLSIDE VIC 3037

 3  2  4

Sold Price ^{RS} **\$650,000** Sold Date **11-Feb-23**

Distance **1.44km**



6 HULME COURT HILLSIDE VIC 3037

 3  2  2

Sold Price ^{RS} **\$680,000** Sold Date **09-Mar-23**

Distance **1.51km**

RS = Recent sale **UN** = Undisclosed Sale

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