

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

2/27 BRINDALEE 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

\$540,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$754,000

Property type

House

Suburb

Hillside

Period-from

01 Oct 2022

to

30 Sep 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

2/11 BRINDALEE WAY HILLSIDE VIC 3037	\$570,000	21-Sep-23
6 SILVANA WAY HILLSIDE VIC 3037	\$579,000	12-Jul-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: 26 October 2023



**2/11 BRINDALEE WAY HILLSIDE
VIC 3037**

 3  2  2

Sold Price

^{RS}

\$570,000

Sold Date

21-Sep-23

Distance

0.14km



**6 SILVANA WAY HILLSIDE VIC
3037**

 3  2  1

Sold Price

\$579,000

Sold Date

12-Jul-23

Distance

0.38km

RS = Recent sale

UN = Undisclosed Sale

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