

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

1 Greybox Court 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

\$880,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$705,000

Property type

House

Suburb

Hillside

Period-from

01 Oct 2020

to

30 Sep 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

2 Greybox Court Hillside VIC 3037	\$995,000	20-Sep-21
83 Wattle Valley Drive Hillside VIC 3037	\$920,000	06-Aug-21
32 Panorama Drive Hillside VIC 3037	\$895,000	20-Feb-21

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: 18 October 2021



2 Greybox Court Hillside VIC 3037

Sold Price

^{RS} **\$995,000** Sold Date **20-Sep-21**

4 3 2

Distance **0.03km**



83 Wattle Valley Drive Hillside VIC 3037

Sold Price

^{RS} **\$920,000** Sold Date **06-Aug-21**

4 3 2

Distance **0.44km**



32 Panorama Drive Hillside VIC 3037

Sold Price

\$895,000 Sold Date **20-Feb-21**

4 2 2

Distance **0.76km**

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

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