

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 RICHIE CIRCUIT 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

\$550,000

&

\$590,000

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

25 RIVIERA DRIVE HILLSIDE VIC 3037

\$570,000

10-Aug-23

107 CATHERINE DRIVE HILLSIDE VIC 3037

\$585,000

04-May-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: 13 October 2023



25 RIVIERA DRIVE HILLSIDE VIC 3037

3 2 1

Sold Price

^{RS} **\$570,000** Sold Date **10-Aug-23**

Distance **1.89km**



107 CATHERINE DRIVE HILLSIDE VIC 3037

3 2 1

Sold Price

\$585,000 Sold Date **04-May-23**

Distance **0.23km**

RS = Recent sale

UN = Undisclosed Sale

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