

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 RODMAR CLOSE 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

\$920,000

&

\$980,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$781,000

Property type

House

Suburb

Hillside

Period-from

01 Jan 2022

to

31 Dec 2022

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

9 DRYBURGH PLACE HILLSIDE VIC 3037	\$1,010,000	05-Nov-22
7 DRYBURGH PLACE HILLSIDE VIC 3037	\$870,000	29-Oct-22
84 WATTLE VALLEY DRIVE HILLSIDE VIC 3037	\$912,000	12-Nov-22

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.~~

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9 DRYBURGH PLACE HILLSIDE VIC 3037 Sold Price ^{RS} **\$1,010,000** Sold Date **05-Nov-22**

 5  3  2

Distance **0.85km**



7 DRYBURGH PLACE HILLSIDE VIC 3037 Sold Price ^{RS} **\$870,000** Sold Date **29-Oct-22**

 4  2  2

Distance **0.88km**



84 WATTLE VALLEY DRIVE HILLSIDE VIC 3037 Sold Price ^{RS} **\$912,000** Sold Date **12-Nov-22**

 4  2  2

Distance **0.96km**

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

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