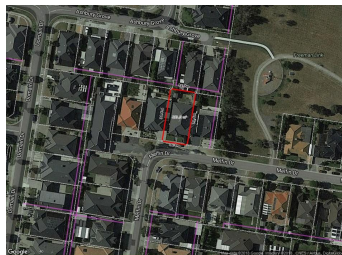


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



16 MELFIN DRIVE, HILLSIDE, VIC 3037

 4  2  2

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: \$670,000 to \$737,000

Provided by: Vikas Kumar, Barry Plant Caroline Springs

MEDIAN SALE PRICE



HILLSIDE, VIC, 3037

Suburb Median Sale Price (House)

\$610,000

01 January 2017 to 31 December 2017

Provided by: 

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



13 PENSHURST CRT, HILLSIDE, VIC 3037

 4  2  4

Sale Price

\$682,100

Sale Date: 28/10/2017

Distance from Property: 1.4km



19 HIGHWOOD DR, HILLSIDE, VIC 3037

 4  2  2

Sale Price

\$725,000

Sale Date: 27/09/2017

Distance from Property: 525m



16 RIVERGUM PL, HILLSIDE, VIC 3037

 5  3  2

Sale Price

****\$727,000**

Sale Date: 16/12/2017

Distance from Property: 924m



This report has been compiled on 21/03/2018 by Barry Plant Caroline Springs. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

16 MELFIN DRIVE, HILLSIDE, VIC 3037

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range:

\$670,000 to \$737,000

Median sale price

Median price

\$610,000

House

X

Unit

Suburb

HILLSIDE

Period

01 January 2017 to 31 December 2017

Source



Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
13 PENSHURST CRT, HILLSIDE, VIC 3037	\$682,100	28/10/2017
19 HIGHWOOD DR, HILLSIDE, VIC 3037	\$725,000	27/09/2017
16 RIVERGUM PL, HILLSIDE, VIC 3037	**\$727,000	16/12/2017