

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

2/69 Timele Drive 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

\$420,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$465,000

Property type

Unit

Suburb

Hillside

Period-from

01 Sep 2018

to

31 Aug 2019

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

3/4 Balmoral Close Hillside VIC 3037	\$455,000	29-May-19
1/59 Jade Way Hillside VIC 3037	\$420,000	24-Jul-19
56 Hannah Avenue Hillside VIC 3037	\$447,000	29-Jul-19

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: 19 September 2019


3/4 Balmoral Close Hillside VIC 3037
 3  2  1

Sold Price

\$455,000

Sold Date

29-May-19

Distance

0.14km

1/59 Jade Way Hillside VIC 3037
 3  1  1

Sold Price

^{RS} **\$420,000**

Sold Date

24-Jul-19

Distance

0.35km

56 Hannah Avenue Hillside VIC 3037
 3  1  1

Sold Price

^{RS} **\$447,000**

Sold Date

29-Jul-19

Distance

0.63km
RS = Recent sale

UN = Undisclosed Sale

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