

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

1/5 BRINDALEE WAY 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

\$530,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

Hillside

Period-from

01 Apr 2022

to

31 Mar 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

1/25 JADE WAY HILLSIDE VIC 3037	\$515,000	05-Nov-22
33 PIMELEA WAY HILLSIDE VIC 3037	\$550,000	22-Feb-23
9A JOSEPH DRIVE HILLSIDE VIC 3037	\$568,000	18-Mar-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: 26 April 2023

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1/25 JADE WAY HILLSIDE VIC 3037 Sold Price

\$515,000 Sold Date **05-Nov-22**

3 1 1

Distance **0.45km**



33 PIMELEA WAY HILLSIDE VIC 3037

Sold Price

\$550,000 Sold Date **22-Feb-23**

3 1 1

Distance **0.53km**



9A JOSEPH DRIVE HILLSIDE VIC 3037

Sold Price

^{RS} **\$568,000** Sold Date **18-Mar-23**

3 1 1

Distance **0.71km**

RS = Recent sale

UN = Undisclosed Sale

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