

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

**5 DAVID CIRCUIT, HILLSIDE, VIC 3037**

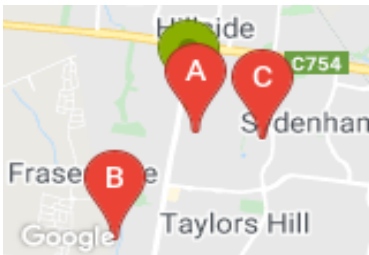
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Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquotingPrice Range: **\$490,000 to \$520,000**

Provided by: Stephanie Aydin, YPA Estate Agents St Albans

MEDIAN SALE PRICE

**HILLSIDE, VIC, 3037**

Suburb Median Sale Price (House)

\$692,500

01 April 2020 to 31 March 2021

Provided by: pricefinder

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.

**2/8 WESTMINSTER AVE, HILLSIDE, VIC**

3
 2
 1

Sale Price

***\$510,000**

Sale Date: 14/01/2021

Distance from Property: 327m

**92 OAKVIEW PDE, CAROLINE SPRINGS,**

3
 2
 1

Sale Price

\$510,000

Sale Date: 09/11/2020

Distance from Property: 2.1km

**19 ALLENBY RD, HILLSIDE, VIC 3037**

3
 1
 3

Sale Price

\$510,500

Sale Date: 12/10/2020

Distance from Property: 1km

This report has been compiled on 10/05/2021 by YPA Estate Agents St Albans. Property Data Solutions Pty Ltd 2021 - 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

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

Property offered for

Address
Including suburb and

5 DAVID CIRCUIT, HILLSIDE, VIC 3037

Indicative selling price

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

Price Range:

\$490,000 to \$520,000

Median sale price

Median price

\$692,500

Property type

House

Suburb

HILLSIDE

Period

01 April 2020 to 31 March 2021

Source

pricefinder

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

Price

Date of sale

2/8 WESTMINSTER AVE, HILLSIDE, VIC 3037	*\$510,000	14/01/2021
92 OAKVIEW PDE, CAROLINE SPRINGS, VIC 3023	\$510,000	09/11/2020
19 ALLENBY RD, HILLSIDE, VIC 3037	\$510,500	12/10/2020

This Statement of Information was prepared

10/05/2021