

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

1/56 MELFIN DRIVE, HILLSIDE, VIC 3037

Indicative selling price

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

Price Range:

\$440,000 to \$460,000

Median sale price

Median price

\$450,000

House

Unit

Suburb

HILLSIDE

Period

01 July 2016 to 30 June 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
187 COMMUNITY HUB, HILLSIDE, VIC 3037	\$450,000	10/03/2017
70 BANCHORY AVE, HILLSIDE, VIC 3037	\$442,500	19/03/2017
12 DOMAIN DR, HILLSIDE, VIC 3037	*\$430,000	18/04/2017
13/49 ROYAL CRES, HILLSIDE, VIC 3037	\$445,000	16/05/2017