

## 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

57 SARONVALE CRESCENT HILLSIDE VIC 3037

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$590,000

&

\$630,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$781,000

Property type

House

Suburb

Hillside

Period-from

01 Jan 2022

to

31 Dec 2022

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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 8 CARMEL COURT SYDENHAM VIC 3037      | \$630,000 | 10-Oct-22 |
| 15 PEPPERCORN COURT HILLSIDE VIC 3037 | \$610,000 | 26-Nov-22 |
| 5 SUNRISE DRIVE HILLSIDE VIC 3037     | \$600,000 | 16-Dec-22 |

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: 10 January 2023


**8 CARMEL COURT SYDENHAM VIC 3037**

Sold Price

**\$630,000**

Sold Date

**10-Oct-22**
 3

 2

 3

Distance

**0.48km**

**15 PEPPERCORN COURT HILLSIDE VIC 3037**

Sold Price

<sup>RS</sup> **\$610,000**

Sold Date

**26-Nov-22**
 3

 2

 2

Distance

**0.97km**

**5 SUNRISE DRIVE HILLSIDE VIC 3037**

Sold Price

<sup>RS</sup> **\$600,000** <sup>UN</sup>

Sold Date

**16-Dec-22**
 3

 1

 3

Distance

**1.49km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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