

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

1/3 Sylvia Close 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$498,500

Property type

Unit

Suburb

Hillside

Period-from

01 Sep 2020

to

31 Aug 2021

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

2/1 Sylvia Close Hillside VIC 3037	\$492,000	19-Jun-21
2/9 Timele Drive Hillside VIC 3037	\$560,000	07-Jun-21
1/11 Timele Drive Hillside VIC 3037	\$550,000	30-Mar-21

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: 13 September 2021



2/1 Sylvia Close Hillside VIC 3037

Sold Price

\$492,000

Sold Date

19-Jun-21

 3  2  1

Distance

0.06km



2/9 Timele Drive Hillside VIC 3037

Sold Price

\$560,000

Sold Date

07-Jun-21

 3  2  1

Distance

0.18km



1/11 Timele Drive Hillside VIC 3037

Sold Price

\$550,000

Sold Date

30-Mar-21

 3  2  1

Distance

0.19km

RS = Recent sale

UN = Undisclosed Sale

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