

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

5/28-36 Ozzimo Drive 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

\$460,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$498,500

Property type

Unit

Suburb

Hillside

Period-from

01 Feb 2021

to

31 Jan 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

4/28-36 Ozzimo Drive Hillside VIC 3037	\$530,000	18-Dec-21
2/40 Hannah Avenue Hillside VIC 3037	\$485,000	12-Oct-21
2/57 Allenby Road Hillside VIC 3037	\$590,000	04-Nov-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.~~

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4/28-36 Ozzimo Drive Hillside VIC 3037

Sold Price ^{RS} **\$530,000** ^{UN} Sold Date **18-Dec-21**

3 1 1

Distance **0.01km**



2/40 Hannah Avenue Hillside VIC 3037

Sold Price **\$485,000** Sold Date **12-Oct-21**

3 1 1

Distance **0.17km**



2/57 Allenby Road Hillside VIC 3037

Sold Price **\$590,000** Sold Date **04-Nov-21**

3 2 1

Distance **0.64km**



2/5 Timele Drive Hillside VIC 3037

Sold Price **\$550,000** Sold Date **12-Nov-21**

3 2 1

Distance **0.65km**



1/13 Jade Way Hillside VIC 3037

Sold Price **\$560,000** Sold Date **15-May-21**

3 2 1

Distance **0.8km**

RS = Recent sale **UN** = Undisclosed Sale

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