

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

2 Tarquin Place 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

\$590,000

&

\$649,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$690,000

Property type

House

Suburb

Hillside

Period-from

01 May 2020

to

30 Apr 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

7 Sandalwood Avenue Hillside VIC 3037	\$615,000	08-May-21
13 Ruthven Close Hillside VIC 3037	\$575,000	20-Jun-20
11 Hulme Court Hillside VIC 3037	\$643,000	26-Nov-20

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: 12 May 2021



7 Sandalwood Avenue Hillside VIC 3037

Sold Price

RS

\$615,000

Sold Date

08-May-21

 3

 2

 2

Distance

0.03km



13 Ruthven Close Hillside VIC 3037

Sold Price

\$575,000

Sold Date

20-Jun-20

 3

 2

 2

Distance

0.57km



11 Hulme Court Hillside VIC 3037

Sold Price

\$643,000

Sold Date

26-Nov-20

 3

 2

 2

Distance

0.94km

RS = Recent sale

UN = Undisclosed Sale

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