

STATEMENT OF INFORMATION

92 ALLENBY ROAD, HILLSIDE, VIC 3037

PREPARED BY DAVID ZAMMIT, PROFESSIONALS CAROLINE SPRINGS



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



92 ALLENBY ROAD, HILLSIDE, VIC 3037

 3  1  2

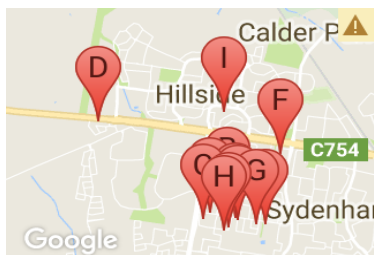
Indicative Selling Price

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

Price Range: \$490,000 to \$530,000

Provided by: David Zammit, Professionals Caroline Springs

MEDIAN SALE PRICE



HILLSIDE, VIC, 3037

Suburb Median Sale Price (Unit)

\$435,000

01 April 2017 to 31 March 2018

Provided by: 

COMPARABLE PROPERTIES

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.



1/71 ALLENBY RD, HILLSIDE, VIC 3037

 3  2  2

Sale Price

***\$540,000**

Sale Date: 03/03/2018

Distance from Property: 335m



1/102 BRINDALEE WAY, HILLSIDE, VIC

 3  2  1

Sale Price

\$502,000

Sale Date: 07/10/2017

Distance from Property: 265m



6 CELENDINE PL, HILLSIDE, VIC 3037

 3  2  2

Sale Price

\$490,000

Sale Date: 26/10/2017

Distance from Property: 135m



This report has been compiled on 03/04/2018 by Professionals Caroline Springs. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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25 RIVIERA DR, HILLSIDE, VIC 3037

 3  2  1

Sale Price
\$480,000

Sale Date: 25/09/2017

Distance from Property: 2km



3 SILVANA WAY, HILLSIDE, VIC 3037

 3  1  1

Sale Price
\$478,000

Sale Date: 19/08/2017

Distance from Property: 739m



6 CYNTHIA CRT, HILLSIDE, VIC 3037

 3  1  1

Sale Price
\$430,000

Sale Date: 17/08/2017

Distance from Property: 1.2km



1/6 TIMELE DR, HILLSIDE, VIC 3037

 3  2  1

Sale Price
\$467,000

Sale Date: 15/08/2017

Distance from Property: 626m



1/33 JADE WAY, HILLSIDE, VIC 3037

 3  1  1

Sale Price
***\$467,000**

Sale Date: 11/08/2017

Distance from Property: 310m





17 PENLOW CRT, HILLSIDE, VIC 3037

 3  2  1

Sale Price

\$460,000

Sale Date: 09/08/2017

Distance from Property: 1.5km



1/14 JADE WAY, HILLSIDE, VIC 3037

 3  2  2

Sale Price

\$485,000

Sale Date: 29/07/2017

Distance from Property: 311m



54 TIMELE DR, HILLSIDE, VIC 3037

 3  2  1

Sale Price

\$516,000

Sale Date: 01/07/2017

Distance from Property: 379m



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

92 ALLENBY ROAD, HILLSIDE, VIC 3037

Indicative selling price

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

Price Range:

\$490,000 to \$530,000

Median sale price

Median price

\$435,000

House

Unit

Suburb

HILLSIDE

Period

01 April 2017 to 31 March 2018

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
1/71 ALLENBY RD, HILLSIDE, VIC 3037	*\$540,000	03/03/2018
1/102 BRINDALEE WAY, HILLSIDE, VIC 3037	\$502,000	07/10/2017
6 CELENDINE PL, HILLSIDE, VIC 3037	\$490,000	26/10/2017
25 RIVIERA DR, HILLSIDE, VIC 3037	\$480,000	25/09/2017

3 SILVANA WAY, HILLSIDE, VIC 3037	\$478,000	19/08/2017
6 CYNTHIA CRT, HILLSIDE, VIC 3037	\$430,000	17/08/2017
1/6 TIMELE DR, HILLSIDE, VIC 3037	\$467,000	15/08/2017
1/33 JADE WAY, HILLSIDE, VIC 3037	*\$467,000	11/08/2017
17 PENLOW CRT, HILLSIDE, VIC 3037	\$460,000	09/08/2017
1/14 JADE WAY, HILLSIDE, VIC 3037	\$485,000	29/07/2017
54 TIMELE DR, HILLSIDE, VIC 3037	\$516,000	01/07/2017