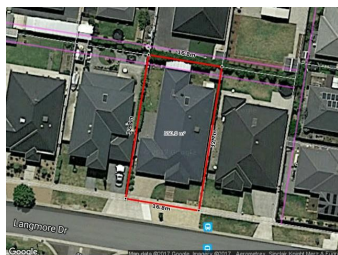


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



42 LANGMORE DRIVE, HILLSIDE, VIC 3037  3  2  2

Indicative Selling Price

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

Price Range: \$630,000 to \$690,000

Provided by: Justin Soleimani, Barry Plant Taylors Lakes

MEDIAN SALE PRICE



HILLSIDE, VIC, 3037

Suburb Median Sale Price (House)

\$557,500

01 July 2016 to 30 June 2017

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.



63 HILLCREST DR, HILLSIDE, VIC 3037  4  2  2

Sale Price

***\$691,000**

Sale Date: 29/04/2017

Distance from Property: 1km



20 CUTHBERT DR, HILLSIDE, VIC 3037  3  2  2

Sale Price

***\$660,000**

Sale Date: 24/06/2017

Distance from Property: 1.1km



5 CONIFER PL, HILLSIDE, VIC 3037  3  2  2

Sale Price

***\$636,000**

Sale Date: 29/06/2017

Distance from Property: 2km



This report has been compiled on 10/08/2017 by Barry Plant Caroline Springs. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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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

42 LANGMORE DRIVE, HILLSIDE, VIC 3037

Indicative selling price

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

Price Range:

\$630,000 to \$690,000

Median sale price

Median price

\$557,500

House

X

Unit

Suburb

HILLSIDE

Period

01 July 2016 to 30 June 2017

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
63 HILLCREST DR, HILLSIDE, VIC 3037	*\$691,000	29/04/2017
20 CUTHBERT DR, HILLSIDE, VIC 3037	*\$660,000	24/06/2017
5 CONIFER PL, HILLSIDE, VIC 3037	*\$636,000	29/06/2017