

## 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

9 Pimelea Way Hillside VIC 3037

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$730,000

&

\$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$705,000

Property type

House

Suburb

Hillside

Period-from

01 Nov 2020

to

31 Oct 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

11 Honeysuckle Avenue Hillside VIC 3037	\$752,000	20-Oct-21
56 Royal Crescent Hillside VIC 3037	\$789,500	13-May-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: 11 November 2021

**11 Honeysuckle Avenue Hillside VIC 3037**

Sold Price

RS

**\$752,000**

Sold Date

**20-Oct-21**

4



2



2

Distance

**0.13km****56 Royal Crescent Hillside VIC 3037**

Sold Price

**\$789,500**

Sold Date

**13-May-21**

4



3



2

Distance

**1.83km**

RS = Recent sale

UN = Undisclosed Sale

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