

## Statement of Information

Section 47AF of the Estate Agents Act 1980

# Property offered for sale 51 Timele Drive, HILLSIDE 3037

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$580,000 - \$630,000**

### Median sale price

Median **House** for **HILLSIDE** for period **Oct 2019 - Apr 2019**

Sourced from **REA**.

**\$645,000**

### 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 the most comparable to the property for sale.

**16 Tormorvey,**  
Hillside 3037

**Price \$590,000** Sold 28  
August 2019

**45 Allenby Road,**  
Hillside 3037

**Price \$595,100** Sold 29  
August 2019

**21 Cuthbert Drive,**  
Hillside 3037

**Price \$617,500** Sold 21  
September 2019

This Statement of Information was prepared on 8th Oct 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from REA.

House



4 beds



2 baths



2 parking

**SWEENEY**

### Sweeney Estate Agents Caroline Springs

Central Shopping Centre Shop 21a  
13-15 Lake Street,  
Caroline Springs VIC 3023

### Contact agents



**Leigh Gixti**  
Sweeney

(03) 9363 0600  
0414 098 557

[leigh@sweeneyea.com.au](mailto:leigh@sweeneyea.com.au)

**SWEENEY**