



YPA St Albans

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STATEMENT OF INFORMATION

Prepared on 07 Feb 2019

Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

29 Melfin Drive Hillside VIC 3037

3 2 2

Indicative Selling Price

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

Range between \$620,000 & \$650,000

Median Sale Price

\$640,000 Houses in Hillside between 01 Feb 2018 - 31 Jan 2019

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 2 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.



33 Bedingham Drive Hillside VIC 3037

3 2 2

Sold Price

\$668,000

Sold Date

11-Oct-18

Distance

0.56km



23 Colston Drive Hillside VIC 3037

3 2 2

Sold Price

\$635,000

Sold Date

23-Aug-18

Distance

0.59km



14 Banchory Avenue Hillside VIC 3037

3 2 2

Sold Price

\$627,500

Sold Date

13-Nov-18

Distance

0.65km

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