



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](http://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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