

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

7 Sandalwood Avenue Hillside VIC 3037

Indicative selling price

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

Single Price

or range
between

\$540,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$682,500

Property type

House

Suburb

Hillside

Period-from

01 Apr 2020

to

31 Mar 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

8 Penlow Court Hillside VIC 3037	\$572,000	01-Apr-21
21 Richie Circuit Hillside VIC 3037	\$565,000	27-Feb-21
11 Sylvia Close Hillside VIC 3037	\$551,500	01-Apr-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: 12 April 2021


8 Penlow Court Hillside VIC 3037

Sold Price

^{RS}
\$572,000

Sold Date

01-Apr-21
 3

 2

 2

Distance

0.44km

21 Richie Circuit Hillside VIC 3037

Sold Price

^{RS}
\$565,000

Sold Date

27-Feb-21
 3

 2

 2

Distance

1.8km

11 Sylvia Close Hillside VIC 3037

Sold Price

^{RS}
\$551,500

Sold Date

01-Apr-21
 3

 2

 2

Distance

1.83km
RS = Recent sale

UN = Undisclosed Sale

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