

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



23 PIMELEA WAY, HILLSIDE, VIC 3037

 3  1  2

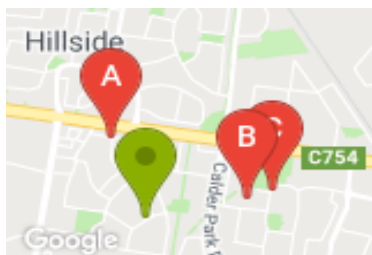
Indicative Selling Price

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

Single Price: **\$510,000**

Provided by: Sash Mitrevski, Barry Plant Taylors Lakes

MEDIAN SALE PRICE



HILLSIDE, VIC, 3037

Suburb Median Sale Price (House)

\$647,750

01 April 2018 to 31 March 2019

Provided by: 

COMPARABLE PROPERTIES

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 most comparable to the property for sale.



27 BRADLEY DR, HILLSIDE, VIC 3037

 3  2  4

Sale Price

\$525,000

Sale Date: 25/01/2019

Distance from Property: 609m



16 SAMBUCO CRT, SYDENHAM, VIC 3037

 3  1  2

Sale Price

\$510,000

Sale Date: 17/12/2018

Distance from Property: 675m



67 DELBRIDGE DR, SYDENHAM, VIC 3037

 3  2  1

Sale Price

\$498,000

Sale Date: 27/10/2018

Distance from Property: 853m



This report has been compiled on 27/04/2019 by Barry Plant Caroline Springs. Property Data Solutions Pty Ltd 2019 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

23 PIMELEA WAY, HILLSIDE, VIC 3037

Indicative selling price

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

Single Price:

\$510,000

Median sale price

Median price

\$647,750

House

X

Unit

Suburb

HILLSIDE

Period

01 April 2018 to 31 March 2019

Source


pricfinder

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 most comparable to the property for sale.

Address of comparable property

Price

Date of sale

27 BRADLEY DR, HILLSIDE, VIC 3037	\$525,000	25/01/2019
16 SAMBUCCO CRT, SYDENHAM, VIC 3037	\$510,000	17/12/2018
67 DELBRIDGE DR, SYDENHAM, VIC 3037	\$498,000	27/10/2018