

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

8 King Drive 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

\$570,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$682,500

Property type

House

Suburb

Hillside

Period-from

01 Mar 2020

to

28 Feb 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

22 King Drive Hillside VIC 3037	\$600,000	23-Nov-19
21 Canopy Crescent Hillside VIC 3037	\$600,000	14-Mar-20
38 Sunningdale Drive Hillside VIC 3037	\$585,000	29-Dec-19

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: 22 March 2021



22 King Drive Hillside VIC 3037

Sold Price

\$600,000

Sold Date

23-Nov-19

 3  2  2

Distance

0.05km



21 Canopy Crescent Hillside VIC 3037

Sold Price

Sold Date

14-Mar-20

 3  2  2

Distance

0.06km



38 Sunningdale Drive Hillside VIC 3037

Sold Price

\$585,000

Sold Date

29-Dec-19

 3  2  2

Distance

0.46km



48 Sunningdale Drive Hillside VIC 3037

Sold Price

\$590,000

Sold Date

05-Oct-19

 3  2  2

Distance

0.48km



22 Viridian Drive Hillside VIC 3037

Sold Price

\$600,000

Sold Date

29-Jan-20

 3  2  2

Distance

1.57km



44 Klippel Way Caroline Springs VIC 3023

Sold Price

\$591,000

Sold Date

22-Aug-20

 3  2  2

Distance

1.63km

RS = Recent sale

UN = Undisclosed Sale

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18 Vine Court Hillside VIC 3037

Sold Price

\$570,000

Sold Date

01-Apr-20

 3  2  2

Distance

1.65km



51 Klippel Way Caroline Springs VIC 3023

Sold Price

^{RS} **\$600,000**

Sold Date

18-Mar-21

 3  1  1

Distance

1.72km

RS = Recent sale

UN = Undisclosed Sale

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