

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



16 LANGMORE DRIVE, HILLSIDE, VIC 3037  4  2  2

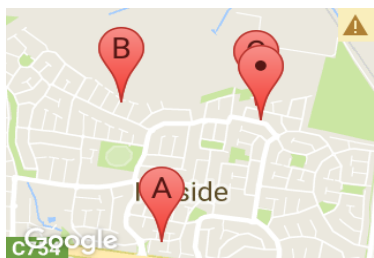
Indicative Selling Price

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

Price Range: \$675,000 to \$742,500

Provided by: Sash Mitrevski, Barry Plant Taylors Lakes

MEDIAN SALE PRICE



HILLSIDE, VIC, 3037

Suburb Median Sale Price (House)

\$588,000

01 October 2016 to 30 September 2017

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.



5 GRANDVIEW CRES, HILLSIDE, VIC 3037  4  2  2

Sale Price

***\$727,000**

Sale Date: 07/10/2017

Distance from Property: 1.1km



10 HILLVIEW CRT, HILLSIDE, VIC 3037  4  2  2

Sale Price

\$670,000

Sale Date: 12/07/2017

Distance from Property: 919m



1 GLENCAPEL CRT, HILLSIDE, VIC 3037  4  2  4

Sale Price

\$737,500

Sale Date: 10/06/2017

Distance from Property: 109m



This report has been compiled on 16/11/2017 by Barry Plant Caroline Springs. Property Data Solutions Pty Ltd 2017 - 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

Property offered for sale

Address
Including suburb and
postcode

16 LANGMORE DRIVE, HILLSIDE, VIC 3037

Indicative selling price

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

Price Range:

\$675,000 to \$742,500

Median sale price

Median price

\$588,000

House

X

Unit

Suburb

HILLSIDE

Period

01 October 2016 to 30 September 2017

Source



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
5 GRANDVIEW CRES, HILLSIDE, VIC 3037	*\$727,000	07/10/2017
10 HILLVIEW CRT, HILLSIDE, VIC 3037	\$670,000	12/07/2017
1 GLENCAPEL CRT, HILLSIDE, VIC 3037	\$737,500	10/06/2017