

## 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

13 Rising Court Hillside VIC 3037

### Indicative selling price

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

Single Price

or range  
between

\$860,000

&

\$900,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$685,500

Property type

House

Suburb

Hillside

Period-from

01 May 2020

to

30 Apr 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

16 Ashbury Grove Hillside VIC 3037	\$900,000	08-May-21
27 Wendover Crescent Hillside VIC 3037	\$1,050,000	11-Mar-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: 27 May 2021

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**16 Ashbury Grove Hillside VIC 3037** Sold Price <sup>RS</sup> **\$900,000** Sold Date **08-May-21**
 4  2  2

 Distance **0.67km**

**27 Wendover Crescent Hillside VIC 3037** Sold Price **\$1,050,000** Sold Date **11-Mar-21**
 4  2  2

 Distance **1.15km**

RS = Recent sale

UN = Undisclosed Sale

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