

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 17 Wolviston Avenue, Hillside, VIC 3037

Indicative selling price

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

Single Price \$997,500

Median sale price

Median price \$730,000 Property Type House Suburb Hillside (3037)

Period - From 01/06/2021 to 31/05/2022 Source Corelogic

Comparable property sales

A 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
24 SANDALWOOD AVENUE, HILLSIDE VIC 3037	\$835,000	29/01/2022
69 BANCHORY AVENUE, HILLSIDE VIC 3037	\$812,000	19/03/2022
49 SARONVALE CRESCENT, HILLSIDE VIC 3037	\$805,000	04/12/2021

This Statement of Information was prepared on: 03/06/2022