

## 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

28 LANGMORE DRIVE HILLSIDE VIC 3037

### Indicative selling price

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

Single Price

or range  
between

\$800,000

&

\$850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$759,000

Property type

House

Suburb

Hillside

Period-from

01 Apr 2023

to

31 Mar 2024

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

3 HAWKESBURY AVENUE HILLSIDE VIC 3037

\$820,000

14-Feb-24

13 SPEARGRASS DRIVE HILLSIDE VIC 3037

\$820,000

21-Nov-23

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: 02 April 2024

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**3 HAWKESBURY AVENUE  
HILLSIDE VIC 3037**

 4  2  2

Sold Price

<sup>RS</sup> **\$820,000** Sold Date **14-Feb-24**

Distance **1.09km**



**13 SPEARGRASS DRIVE HILLSIDE  
VIC 3037**

 4  2  2

Sold Price

<sup>RS</sup> **\$820,000** Sold Date **21-Nov-23**

Distance **1.32km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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