

## 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

18 SOVEREIGN WAY 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

\$1,050,000

&

\$1,150,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$746,500

Property type

House

Suburb

Hillside

Period-from

01 Jun 2021

to

31 May 2022

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

|  |             |           |
|--|-------------|-----------|
| 1 RIVIERA DRIVE HILLSIDE VIC 3037      | \$1,102,000 | 21-Mar-22 |
| 55 THE REGENCY HILLSIDE VIC 3037       | \$1,100,000 | 13-Jan-22 |
| 6 MAMIC BOULEVARD FRASER RISE VIC 3336 | \$1,050,000 | 31-May-22 |

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 June 2022



**1 RIVIERA DRIVE HILLSIDE VIC 3037**

 4  2  2

Sold Price **\$1,102,000** Sold Date **21-Mar-22**

Distance **0.25km**



**55 THE REGENCY HILLSIDE VIC 3037**

 4  2  2

Sold Price **\$1,100,000** Sold Date **13-Jan-22**

Distance **0.72km**



**6 MAMIC BOULEVARD FRASER RISE VIC 3336**

 4  2  2

Sold Price <sup>RS</sup> **\$1,050,000** Sold Date **31-May-22**

Distance **1.08km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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