



**CRANE**<sup>™</sup>  
REALESTATE

# STATEMENT OF INFORMATION

4 ARMINELL COURT, HILLSIDE, VIC 3037

PREPARED BY RAPHAEL FERRISE, CRANE REAL ESTATE, PHONE: 0411019019

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**4 ARMINELL COURT, HILLSIDE, VIC 3037**

 3  2  2

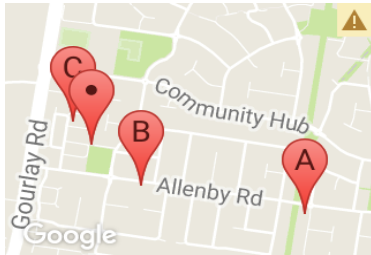
**Indicative Selling Price**

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range: \$430,000 to \$470,000**

Provided by: Raphael Ferrise, Crane Real Estate

## MEDIAN SALE PRICE



**HILLSIDE, VIC, 3037**

**Suburb Median Sale Price (House)**

**\$560,000**

01 July 2016 to 30 June 2017

Provided by:  pricefinder

## 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.



**3 SILVANA WAY, HILLSIDE, VIC 3037**

 3  1  1

**Sale Price**

**\*\$478,000**

Sale Date: 19/08/2017

Distance from Property: 740m



**2/81 ALLENBY RD, HILLSIDE, VIC 3037**

 3  2  1

**Sale Price**

**\$470,500**

Sale Date: 18/06/2017

Distance from Property: 218m



**22 ZAMMIT LANE, HILLSIDE, VIC 3037**

 3  2  2

**Sale Price**

**\$455,000**

Sale Date: 30/03/2017

Distance from Property: 103m



This report has been compiled on 21/08/2017 by Crane Real Estate. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://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

4 ARMINELL 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)

Price Range:

\$430,000 to \$470,000

Median sale price

Median price

\$560,000

House

X

Unit


Suburb

HILLSIDE

Period

01 July 2016 to 30 June 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
3 SILVANA WAY, HILLSIDE, VIC 3037	*\$478,000	19/08/2017
2/81 ALLENBY RD, HILLSIDE, VIC 3037	\$470,500	18/06/2017
22 ZAMMIT LANE, HILLSIDE, VIC 3037	\$455,000	30/03/2017