

## 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

22 KNIGHT COURT 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

\$1,240,000

&

\$1,320,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$798,250

Property type

House

Suburb

Hillside

Period-from

01 Sep 2023

to

31 Aug 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

|                                   |             |           |
|-----------------------------------|-------------|-----------|
| 9 SOVEREIGN WAY HILLSIDE VIC 3037 | \$1,300,000 | 04-May-24 |
|                                   |             |           |
|                                   |             |           |

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: 24 September 2024

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E [ajones@barryplant.com.au](mailto:ajones@barryplant.com.au)**9 SOVEREIGN WAY HILLSIDE VIC  
3037**

Sold Price

**\$1,300,000**Sold Date **04-May-24** 3 3 2

Distance

**0.45km****RS** = Recent sale**UN** = Undisclosed Sale

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