

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 Panorama Drive Hillside VIC 3037

Indicative selling price

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

Single Price

or range
between

\$470,000

&

\$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$726,500

Property type

House

Suburb

Hillside

Period-from

01 Feb 2021

to

31 Jan 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

2/19 Dunraven Court Sydenham VIC 3037	\$510,000	11-Nov-21
17 Santolin Drive Hillside VIC 3037	\$500,000	28-Sep-21
1/2 Lorraine Court Hillside VIC 3037	\$470,000	16-Dec-21

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.~~

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2/19 Dunraven Court Sydenham VIC 3037 Sold Price **\$510,000** Sold Date **11-Nov-21**

2 1 1

Distance **1.42km**



17 Santolin Drive Hillside VIC 3037 Sold Price **\$500,000** Sold Date **28-Sep-21**

3 1 1

Distance **0.6km**



1/2 Lorraine Court Hillside VIC 3037 Sold Price **\$470,000** Sold Date **16-Dec-21**

3 1 1

Distance **1.11km**

RS = Recent sale

UN = Undisclosed Sale

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