

## 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

19 David Circuit 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

\$560,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$492,000

Property type

Unit

Suburb

Hillside

Period-from

01 Sep 2020

to

31 Aug 2021

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

1/13 Jade Way Hillside VIC 3037	\$560,000	15-May-21
1/11 Timele Drive Hillside VIC 3037	\$550,000	30-Mar-21
2/9 Timele Drive Hillside VIC 3037	\$560,000	07-Jun-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.~~

This Statement of Information was prepared on: 22 September 2021



**1/13 Jade Way Hillside VIC 3037**

Sold Price

**\$560,000**

Sold Date

**15-May-21**

3 2 1

Distance

**0.4km**



**1/11 Timele Drive Hillside VIC 3037**

Sold Price

**\$550,000**

Sold Date

**30-Mar-21**

3 2 1

Distance

**0.72km**



**2/9 Timele Drive Hillside VIC 3037**

Sold Price

**\$560,000**

Sold Date

**07-Jun-21**

3 2 1

Distance

**0.72km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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