

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

2/53 Jade Way 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

\$472,500

Property type

Unit

Suburb

Hillside

Period-from

01 Oct 2019

to

30 Sep 2020

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

29 David Circuit Hillside VIC 3037	\$470,000	27-Apr-20
97 Catherine Drive Hillside VIC 3037	\$470,000	16-Oct-20
52 Brindalee Way Hillside VIC 3037	\$503,500	07-Jul-20

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: 19 October 2020



29 David Circuit Hillside VIC 3037

Sold Price

\$470,000

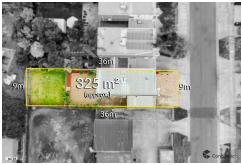
Sold Date

27-Apr-20

 3  2  1

Distance

0.38km



97 Catherine Drive Hillside VIC 3037

Sold Price

Sold Date

16-Oct-20

 3  2  1

Distance

0.55km



52 Brindalee Way Hillside VIC 3037

Sold Price

\$503,500

Sold Date

07-Jul-20

 3  2  1

Distance

0.68km

RS = Recent sale

UN = Undisclosed Sale

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