

## Statement of Information

Section 47AF of the Estate Agents Act 1980

### Property offered for sale 38 Sunningdale Drive, HILLSIDE 3037

#### Indicative selling price

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

**Range \$570,000 - \$600,000**

#### Median sale price

Median **House** for **HILLSIDE** for period **Jul 2019 - Dec 2019**

Sourced from **REA**.

**\$655,000**

#### 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 the most comparable to the property for sale.

**49 Creekside Circuit,**  
Hillside 3037

**Price \$620,000** Sold 30  
October 2019

**70 Wattle Valley Drive,**  
Hillside 3037

**Price \$615,500** Sold 07  
December 2019

**48 Sunningdale Drive,**  
Hillside 3037

**Price \$590,000** Sold 08  
October 2019

This Statement of Information was prepared on 19th Dec 2019

#### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from REA.

House

3 beds

2 baths

2 parking

SWEENEY

#### Sweeney Estate Agents Caroline Springs

Central Shopping Centre Shop 21a  
13-15 Lake Street,  
Caroline Springs VIC 3023

#### Contact agents



**Nathan Hunt**  
Sweeney

(03) 9363 0600  
0409 853 503

[nathan@sweeneyea.com.au](mailto:nathan@sweeneyea.com.au)

SWEENEY