

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

3 KENSWICK 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

\$740,000

&

\$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$775,000

Property type

House

Suburb

Hillside

Period-from

01 Feb 2024

to

31 Jan 2025

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

| | | |
|--------------------------------------|-----------|-----------|
| 87 CATHERINE DRIVE HILLSIDE VIC 3037 | \$775,000 | 07-Dec-24 |
| 9 JENNY COURT HILLSIDE VIC 3037 | \$775,000 | 17-Oct-24 |
| 2 DI BERARDINO WAY HILLSIDE VIC 3037 | \$770,000 | 23-Oct-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: 28 February 2025

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**87 CATHERINE DRIVE HILLSIDE
 VIC 3037**

 3  2  -

Sold Price

^{RS} **\$775,000**

Sold Date **07-Dec-24**

Distance **1.26km**



**9 JENNY COURT HILLSIDE VIC
 3037**

 4  2  2

Sold Price

Sold Date **17-Oct-24**

Distance **1.26km**



**2 DI BERARDINO WAY HILLSIDE
 VIC 3037**

 3  2  2

Sold Price

\$770,000

Sold Date **23-Oct-24**

Distance **1.59km**

RS = Recent sale UN = Undisclosed Sale

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