

## 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

123 CATHERINE DRIVE 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

or range  
between

\$660,000

&

\$690,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$767,000

Property type

House

Suburb

Hillside

Period-from

01 Oct 2021

to

30 Sep 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

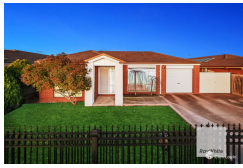
Date of sale

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 8 PAVLEKA STREET HILLSIDE VIC 3037    | \$658,000 | 27-Jul-22 |
| 66 JADE WAY HILLSIDE VIC 3037         | \$700,000 | 14-Apr-22 |
| 25 SAINSBURY AVENUE HILLSIDE VIC 3037 | \$669,000 | 17-Aug-22 |

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: 14 October 2022



### 8 PAVLEKA STREET HILLSIDE VIC 3037

Sold Price

**\$658,000**

Sold Date

**27-Jul-22**
 3

 2

 1

Distance

**0.13km**


### 66 JADE WAY HILLSIDE VIC 3037

Sold Price

**\$700,000**

Sold Date

**14-Apr-22**
 4

 2

 2

Distance

**0.3km**


### 25 SAINSBURY AVENUE HILLSIDE VIC 3037

Sold Price

**\$669,000**

Sold Date

**17-Aug-22**
 3

 2

 2

Distance

**0.62km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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