

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

10 Zammit Lane 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

\$565,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$685,500

Property type

House

Suburb

Hillside

Period-from

01 May 2020

to

30 Apr 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

21 Richie Circuit Hillside VIC 3037	\$565,000	27-Feb-21
57 Keynes Circuit Fraser Rise VIC 3336	\$560,000	19-Apr-21
17 Erskine Way Sydenham VIC 3037	\$575,000	26-Mar-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: 24 May 2021



21 Richie Circuit Hillside VIC 3037

Sold Price

\$565,000

Sold Date

27-Feb-21

 3  2  2

Distance

0.04km



57 Keynes Circuit Fraser Rise VIC 3336

Sold Price

^{RS} **\$560,000**

Sold Date

19-Apr-21

 3  2  2

Distance

1.69km



17 Erskine Way Sydenham VIC 3037

Sold Price

\$575,000

Sold Date

26-Mar-21

 4  2  1

Distance

1.77km

RS = Recent sale

UN = Undisclosed Sale

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