

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

15 Chris Court, Hillside Vic 3037

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$500,000

&

\$550,000

Median sale price

Median price \$610,000

House

X

Unit

Suburb Hillside

Period - From 01/04/2017

to

30/06/2017

Source REIV

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 six 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
1	109 Delbridge Dr SYDENHAM 3037	\$576,500	22/07/2017
2	28 Roadhouse Wynd SYDENHAM 3037	\$547,000	01/04/2017
3	9 Benshaw Ct HILLSIDE 3037	\$540,000	22/04/2017

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 six months.~~

**Rooms:****Property Type:** House (Previously Occupied - Detached)**Land Size:** 622 sqm approx[Agent Comments](#)**Indicative Selling Price**

\$500,000 - \$550,000

Median House Price

June quarter 2017: \$610,000

Comparable Properties

**109 Delbridge Dr SYDENHAM 3037 (REI)**[Agent Comments](#)**Price:** \$576,500**Method:** Auction Sale**Date:** 22/07/2017**Rooms:** 6**Property Type:** House (Res)**Land Size:** 673 sqm approx**28 Roadhouse Wynd SYDENHAM 3037 (REI/VG)**[Agent Comments](#)**Price:** \$547,000**Method:** Auction Sale**Date:** 01/04/2017**Rooms:** 7**Property Type:** House**Land Size:** 543 sqm approx**9 Benshaw Ct HILLSIDE 3037 (REI/VG)**[Agent Comments](#)**Price:** \$540,000**Method:** Private Sale**Date:** 22/04/2017**Rooms:** 6**Property Type:** House**Land Size:** 737 sqm approx