

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	15 Chris Court, Hillside Vic 3037
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$500,000	Ω	\$550,000
nange between	φ300,000	α	φ550,000

Median sale price

Median price	\$610,000	Hou	ise 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)

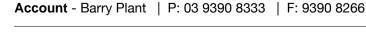
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

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.







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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)





Price: \$576,500 Method: Auction Sale Date: 22/07/2017

Rooms: 6

Property Type: House (Res) Land Size: 673 sqm approx

Agent Comments



28 Roadhouse Wynd SYDENHAM 3037

(REI/VG)

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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)

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Price: \$540.000 Method: Private Sale Date: 22/04/2017 Rooms: 6

Property Type: House Land Size: 737 sqm approx **Agent Comments**

Account - Barry Plant | P: 03 9390 8333 | F: 9390 8266





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