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

14 JACQUELINE COURT 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		ange ween \$770,000	&	\$830,000			
Median sale price							
(*Delete house or unit as applicable)							
Median Price	780.000 Property type	House	Suburb	Hillside			

Median Price	\$780,000	Prop	erty type	e House		Suburb	Hillside
Period-from	01 Mar 2024	to	28 Feb 2	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
6 JENNY COURT HILLSIDE VIC 3037	\$826,500	19-Nov-24
9 JENNY COURT HILLSIDE VIC 3037	\$775,000	04-Oct-24
34 TORMORVEY AVENUE HILLSIDE VIC 3037	\$800,000	30-Nov-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: 25 March 2025



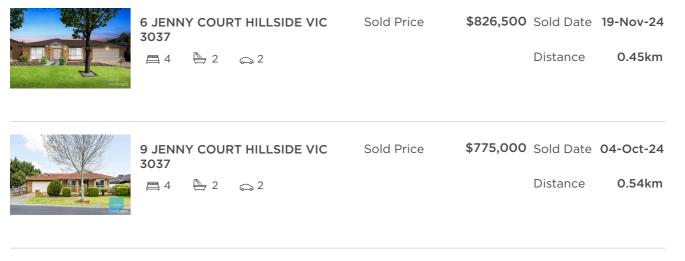
consumer.vic.gov.au



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34 TORMORVEY AVENUE HILLSIDE Sold Price VIC 3037			\$800,000	Sold Date	30-Nov-24	
酉 4	2	a 2			Distance	0.91km

RS = Recent sale UN = Undisclosed Sale

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