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

22 TORMORVEY AVENUE HILLSIDE VIC 3037

Indicative selling price

Period-from

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price		or rang betwee	' \\\`\`\`\`\`\`\`\`\`\`\`\`\`\`\`\`	&	\$850,000		
Median sale price (*Delete house or unit as applicable)							
Median Price	\$780,000	Property type	House	Suburb	Hillside		

28 Feb 2025

Source

Comparable property sales (*Delete A or B below as applicable)

01 Mar 2024

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.

to

Address of comparable property	Price	Date of sale
4 SINCLAIR AVENUE HILLSIDE VIC 3037	929000	19-Oct-24
34 TORMORVEY AVENUE HILLSIDE VIC 3037	800000	30-Nov-24
13 ERIN STREET HILLSIDE VIC 3037	805000	08-Dec-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: 17 March 2025



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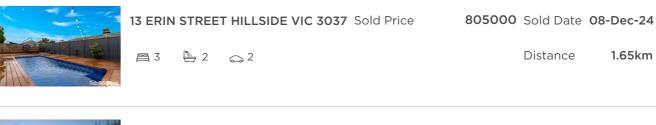




	4 SINCLAIR AVENUE HILLSIDE VIC Sold Price 3037			Sold Price	929000	Sold Date	19-Oct-24
	昌 4	2	⇔ 2			Distance	0.77km



	34 TORMORVEY AVENUE HILLSIDE Sold Price VIC 3037			800000	300000 Sold Date 30-Nov-24		
all s	昌 4	2	⇔ 2		Distance	0.1km	





22 BELLEVUE BOULEVARD HILLSIDE VIC 3037		Sold Price	825000	Sold Date	30-Oct-24
📇 3 🕒 2	⇔ 2			Distance	1.25km

RS = Recent sale UN = Undisclosed Sale

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