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	4 PERADON WAY 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			or range between	ווווו וורצע.		&	\$990,000
Median sale price							
(*Delete house or unit as ap	plicable)					_	
Median Price	\$801,250	,250 Property type House				Suburb	Hillside
Period-from	01 Nov 2024	to	31 Oct 2025		ource	Cotality	
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
68 ROYAL CRESCENT HILLSIDE VIC 3037					\$950,000		03-Sep-25

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.

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68 ROYAL CRESCENT HILLSIDE VIC 3037

Sold Price

RS \$950,000 Sold Date 03-Sep-25

Distance 1.45km

□ 5 **□** 2 **□** 2

RS = Recent sale

UN = Undisclosed Sale

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