

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

6/6 HIGHWOOD DRIVE 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

\$495,000

&

\$535,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Hillside

Period-from

01 Mar 2024

to

28 Feb 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

16 ARMADALE PLACE HILLSIDE VIC 3037	\$565,000	25-Sep-24
7 SARKIS MEWS HILLSIDE VIC 3037	\$560,000	29-Oct-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.

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**16 ARMADALE PLACE HILLSIDE
VIC 3037** 3  2  2

Sold Price

\$565,000Sold Date **25-Sep-24**

Distance

0.72km**7 SARKIS MEWS HILLSIDE VIC
3037** 3  1  1

Sold Price

^{RS} **\$560,000**Sold Date **29-Oct-24**

Distance

1.31km**RS** = Recent sale**UN** = Undisclosed Sale

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