

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

1/15 Brindalee 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

\$460,000

&

\$499,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$492,000

Property type

Unit

Suburb

Hillside

Period-from

01 Dec 2020

to

30 Nov 2021

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

2/40 Hannah Avenue Hillside VIC 3037	\$485,000	12-Oct-21
9 Varna Court Hillside VIC 3037	\$462,000	09-Nov-21
11 Tintern Loop Hillside VIC 3037	\$475,000	24-Sep-21

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: 21 December 2021



2/40 Hannah Avenue Hillside VIC 3037

 3  1  1

Sold Price

\$485,000

Sold Date

12-Oct-21

Distance

0.35km



9 Varna Court Hillside VIC 3037

 2  1  2

Sold Price

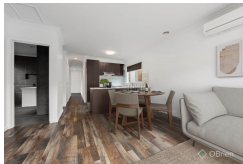
^{RS} **\$462,000**

Sold Date

09-Nov-21

Distance

0.54km



11 Tintern Loop Hillside VIC 3037

 2  1  1

Sold Price

\$475,000

Sold Date

24-Sep-21

Distance

1.09km

RS = Recent sale

UN = Undisclosed Sale

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