

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 12 Di Berardino Way, Hillside, VIC 3037

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$540,000

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\$570,000

Median sale price

Median price

\$762,500

Property Type

House

Suburb

Hillside (3037)

Period - From

01/01/2023

to

31/12/2023

Source

REA

Comparable property sales

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These are the three properties sold within two kilometres of the property for sale in the last six 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
25 RIVIERA DRIVE, HILLSIDE VIC 3037	\$570,000	08/10/2023
74 ALLENBY ROAD, HILLSIDE VIC 3037	\$624,000	13/11/2023
11A SILVANA WAY, HILLSIDE VIC 3037	\$585,000	16/12/2023

This Statement of Information was prepared on: 09/01/2024