

## 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

16 ARMADALE PLACE HILLSIDE VIC 3037

### Indicative selling price

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

Single Price

or range  
between

\$580,000

&

\$620,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$547,500

Property type

Unit

Suburb

Hillside

Period-from

01 Jun 2023

to

31 May 2024

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

2/10 DOMAIN DRIVE HILLSIDE VIC 3037	\$595,000	22-Feb-24
2/8 MONTROSE COURT SYDENHAM VIC 3037	\$618,000	17-Jan-24
2/6 ANETA AVENUE HILLSIDE VIC 3037	\$595,000	02-Feb-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: 19 June 2024



**2/10 DOMAIN DRIVE HILLSIDE VIC 3037**

3 2 2

Sold Price

**\$595,000**

Sold Date

**22-Feb-24**

Distance

**0.05km**



**2/8 MONTROSE COURT SYDENHAM VIC 3037**

3 2 2

Sold Price

**\$618,000**

Sold Date

**17-Jan-24**

Distance

**1.32km**



**2/6 ANETA AVENUE HILLSIDE VIC 3037**

3 2 1

Sold Price

**\$595,000**

Sold Date

**02-Feb-24**

Distance

**1.65km**

RS = Recent sale

UN = Undisclosed Sale

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