

## 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

2/1 CATHERINE DRIVE 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

\$500,000

&

\$549,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$547,500

Property type

Unit

Suburb

Hillside

Period-from

01 Jul 2023

to

30 Jun 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

2/29 DELBRIDGE DRIVE SYDENHAM VIC 3037	\$527,000	24-Feb-24
6/55-57 PECKS ROAD SYDENHAM VIC 3037	\$505,000	04-Mar-24
2/59 JADE WAY HILLSIDE VIC 3037	\$520,000	12-Apr-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: 06 July 2024



**2/29 DELBRIDGE DRIVE  
SYDENHAM VIC 3037**

3 1 1

Sold Price **\$527,000** Sold Date **24-Feb-24**

Distance **0.64km**



**6/55-57 PECKS ROAD SYDENHAM  
VIC 3037**

3 1 1

Sold Price **\$505,000** Sold Date **04-Mar-24**

Distance **1.35km**



**2/59 JADE WAY HILLSIDE VIC  
3037**

3 1 1

Sold Price <sup>RS</sup> **\$520,000** Sold Date **12-Apr-24**

Distance **1.37km**

RS = Recent sale

UN = Undisclosed Sale

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