

## 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 MARK 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

\$540,000

&

\$580,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$547,500

Property type

Unit

Suburb

Hillside

Period-from

01 May 2023

to

30 Apr 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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 2/27 BRINDALEE WAY HILLSIDE VIC 3037 | \$570,000 | 18-Nov-23 |
| 1/31 JADE WAY HILLSIDE VIC 3037      | \$568,000 | 08-Mar-24 |
| 2/4 ARMINELL COURT HILLSIDE VIC 3037 | \$550,000 | 16-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: 07 May 2024

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**2/27 BRINDALEE WAY HILLSIDE  
VIC 3037**

🛏️ 3 🚿 2 🚗 1

Sold Price

**\$570,000**Sold Date **18-Nov-23**Distance **0.39km****1/31 JADE WAY HILLSIDE VIC 3037**

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Sold Price

<sup>RS</sup> **\$568,000** Sold Date **08-Mar-24**Distance **0.71km****2/4 ARMINELL COURT HILLSIDE  
VIC 3037**

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Sold Price

<sup>RS</sup> **\$550,000** Sold Date **16-Apr-24**Distance **0.87km****RS** = Recent sale**UN** = Undisclosed Sale

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