

## 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

2/21 TIMELE 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

\$520,000

&

\$560,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$560,000

Property type

Unit

Suburb

Hillside

Period-from

01 Apr 2023

to

31 Mar 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

1/23 JADE WAY HILLSIDE VIC 3037	\$520,000	09-Mar-24
2/59 JADE WAY HILLSIDE VIC 3037	\$520,000	12-Apr-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: 26 April 2024



**1/23 JADE WAY HILLSIDE VIC 3037** Sold Price <sup>RS</sup> **\$520,000** Sold Date **09-Mar-24**

 3  1  1

Distance **0.39km**



**2/59 JADE WAY HILLSIDE VIC 3037** Sold Price Sold Date **12-Apr-24**

 3  1  1

Distance **0.71km**



**2/4 ARMINELL COURT HILLSIDE VIC 3037** Sold Price <sup>RS</sup> **\$550,000** Sold Date **16-Apr-24**

 3  2  2

Distance **0.76km**

RS = Recent sale

UN = Undisclosed Sale

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