

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

2/4 ARMINELL COURT HILLSIDE VIC 3037

Indicative selling price

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

Single Price

or range
between

\$550,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

House

Suburb

Hillside

Period-from

01 Mar 2023

to

29 Feb 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

9 RICHIE CIRCUIT HILLSIDE VIC 3037	\$580,000	26-Oct-23
2/27 BRINDALEE WAY HILLSIDE VIC 3037	\$570,000	18-Nov-23
1/11 BRINDALEE WAY HILLSIDE VIC 3037	\$560,000	18-Jan-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: 04 March 2024



9 RICHIE CIRCUIT HILLSIDE VIC 3037

3 2 1

Sold Price

\$580,000

Sold Date **26-Oct-23**

Distance **0.03km**



2/27 BRINDALEE WAY HILLSIDE VIC 3037

3 2 1

Sold Price

\$570,000

Sold Date **18-Nov-23**

Distance **0.48km**



1/11 BRINDALEE WAY HILLSIDE VIC 3037

3 2 1

Sold Price

^{RS} **\$560,000**

Sold Date **18-Jan-24**

Distance **0.62km**

RS = Recent sale

UN = Undisclosed Sale

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