

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

2/59 JADE WAY 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

\$530,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

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

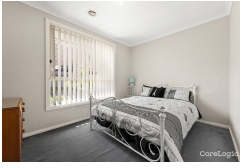
Date of sale

| | | |
|--|-----------|-----------|
| 42 ALLENBY ROAD HILLSIDE VIC 3037 | \$530,000 | 11-Nov-23 |
| 3/7 MONTROSE COURT SYDENHAM VIC 3037 | \$530,000 | 10-Oct-23 |
| 1/9 GLOUCESTER COURT SYDENHAM VIC 3037 | \$540,000 | 22-Sep-23 |

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


42 ALLENBY ROAD HILLSIDE VIC 3037

3 1 2

Sold Price

^{RS} **\$530,000**

Sold Date

11-Nov-23

Distance

0.69km

3/7 MONTROSE COURT SYDENHAM VIC 3037

3 1 1

Sold Price

\$530,000

Sold Date

10-Oct-23

Distance

1.86km

1/9 GLOUCESTER COURT SYDENHAM VIC 3037

3 2 1

Sold Price

^{RS} **\$540,000**

Sold Date

22-Sep-23

Distance

2.28km

RS = Recent sale

UN = Undisclosed Sale

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