

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

2/6 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

\$565,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$547,500

Property type

Unit

Suburb

Hillside

Period-from

01 Jun 2023

to

31 May 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

2/6 ANETA AVENUE HILLSIDE VIC 3037	\$595,000	02-Feb-24
1/68 ALLENBY ROAD HILLSIDE VIC 3037	\$590,000	15-Jan-24
2/21 TIMELE DRIVE HILLSIDE VIC 3037	\$580,000	23-May-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: 28 June 2024



2/6 ANETA AVENUE HILLSIDE VIC 3037 Sold Price **\$595,000** Sold Date **02-Feb-24**

 3  2  1

Distance **0.16km**



1/68 ALLENBY ROAD HILLSIDE VIC 3037 Sold Price **\$590,000** Sold Date **15-Jan-24**

 3  2  2

Distance **0.09km**



2/21 TIMELE DRIVE HILLSIDE VIC 3037 Sold Price **\$580,000** Sold Date **23-May-24**

 3  2  2

Distance **0.46km**

RS = Recent sale UN = Undisclosed Sale

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