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 ERIN STREET HILLSIDE VIC 3037

Indicative selling price

Period-from

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

Single Price		or range between	\$510,000	&	\$550,000	
Median sale price						
(*Delete house or unit as applicable)						
Median Price	\$750,000	Property type	House	Suburb	Hillside	

31 Mar 2024

Source

Comparable property sales (*Delete A or B below as applicable)

01 Apr 2023

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.

to

Address of comparable property	Price	Date of sale	
11A SILVANA WAY HILLSIDE VIC 3037	\$585,000	15-Dec-23	
4B KONTEK WAY SYDENHAM VIC 3037	\$577,000	04-Mar-24	
7 VINE COURT HILLSIDE VIC 3037	\$565,000	16-Feb-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: 29 April 2024



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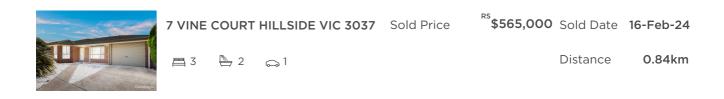




	11A SIL 3037	VANA V	VAY HILLSIDE VIC	Sold Price	\$585,000	Sold Date	15-Dec-23
Insis	₿ 3	2	⇔ 1			Distance	0.34km



4B KONTEK WAY SYDENHAM VIC 3037	Sold Price	\$577,000	Sold Date	04-Mar-24
🚍 3 🖕 2 🚗 1			Distance	0.63km



RS = Recent sale UN = Undisclosed Sale

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