

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

20 TOPAZ DRIVE 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

\$1,050,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

House

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

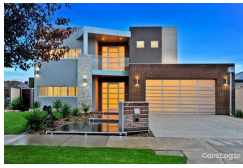
Date of sale

10 WINDSOR COURT HILLSIDE VIC 3037	\$1,285,000	17-Feb-24
24 HILLCREST DRIVE HILLSIDE VIC 3037	\$1,085,000	09-Dec-23
13 WARRENS BROOK ROAD HILLSIDE VIC 3037	\$1,060,000	12-Dec-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: 22 April 2024


10 WINDSOR COURT HILLSIDE VIC 3037

Sold Price

^{RS}
\$1,285,000

Sold Date

17-Feb-24
 4
  3
  12

Distance

0.38km

24 HILLCREST DRIVE HILLSIDE VIC 3037

Sold Price

\$1,085,000

Sold Date

09-Dec-23
 4
  3
  2

Distance

0.65km

13 WARRENS BROOK ROAD HILLSIDE VIC 3037

Sold Price

\$1,060,000

Sold Date

12-Dec-23
 4
  2
  4

Distance

0.72km
RS = Recent sale

UN = Undisclosed Sale

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