

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

35 MELFIN 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

\$800,000

&

\$860,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

House

Suburb

Hillside

Period-from

01 May 2023

to

30 Apr 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
30 WOLVISTON AVENUE HILLSIDE VIC 3037	\$827,000	21-May-24
28 LANGMORE DRIVE HILLSIDE VIC 3037	\$820,000	23-Apr-24
46 WATTLE VALLEY DRIVE HILLSIDE VIC 3037	\$865,000	25-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: 27 May 2024



30 WOLVESTON AVENUE HILLSIDE VIC 3037 Sold Price ^{RS} **\$827,000** ^{UN} Sold Date **21-May-24**
Distance **0.3km**

 3  2  2



28 LANGMORE DRIVE HILLSIDE VIC 3037 Sold Price ^{RS} **\$820,000** Sold Date **23-Apr-24**
Distance **0.55km**

 4  2  3



46 WATTLE VALLEY DRIVE HILLSIDE VIC 3037 Sold Price ^{RS} **\$865,000** ^{UN} Sold Date **25-May-24**
Distance **0.77km**

 4  2  2

RS = Recent sale UN = Undisclosed Sale

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