

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

4 REGINA COURT 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

\$1,350,000

&

\$1,430,000

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

9 SOVEREIGN WAY HILLSIDE VIC 3037	\$1,300,000	10-May-24
19 QUEENSBERRY COURT HILLSIDE VIC 3037	\$1,375,000	03-Apr-24
6 SPEARGRASS DRIVE HILLSIDE VIC 3037	\$1,500,000	02-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: 30 May 2024

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9 SOVEREIGN WAY HILLSIDE VIC 3037

 3  3  2

Sold Price ^{RS} **\$1,300,000** Sold Date **10-May-24**

Distance **0.14km**



19 QUEENSBERRY COURT HILLSIDE VIC 3037

 4  5  5

Sold Price ^{RS} **\$1,375,000** Sold Date **03-Apr-24**

Distance **0.22km**

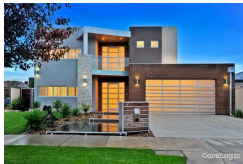


6 SPEARGRASS DRIVE HILLSIDE VIC 3037

 5  2  3

Sold Price **\$1,500,000** Sold Date **02-Dec-23**

Distance **1.14km**



10 WINDSOR COURT HILLSIDE VIC 3037

 4  3  12

Sold Price ^{RS} **\$1,285,000** Sold Date **17-Feb-24**

Distance **0.88km**

RS = Recent sale UN = Undisclosed Sale

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