

## 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

40 SUNNINGDALE DRIVE HILLSIDE VIC 3037

### Indicative selling price

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

Single Price

or range  
between

\$1,300,000

&

\$1,400,000

### 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

19 QUEENSBERRY COURT HILLSIDE VIC 3037	\$1,375,000	03-Apr-24
30 THE REGENCY HILLSIDE VIC 3037	\$1,350,000	30-Oct-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: 10 April 2024

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E [ajones@barryplant.com.au](mailto:ajones@barryplant.com.au)**19 QUEENSBERRY COURT  
HILLSIDE VIC 3037**4  5  5 Sold Price <sup>RS</sup> **\$1,375,000** Sold Date **03-Apr-24**Distance **0.53km****30 THE REGENCY HILLSIDE VIC  
3037**4  5  3 Sold Price **\$1,350,000** Sold Date **30-Oct-23**Distance **0.57km****RS** = Recent sale**UN** = Undisclosed Sale

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