

## 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

46 DOMAIN 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

\$860,000

&

\$920,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$750,000

Property type

House

Suburb

Hillside

Period-from

01 Jun 2023

to

31 May 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 CUTHBERT DRIVE HILLSIDE VIC 3037	\$916,000	07-Dec-23
7 RISING COURT HILLSIDE VIC 3037	\$900,000	23-Feb-24
25 ASHBURY GROVE HILLSIDE VIC 3037	\$885,000	14-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: 06 June 2024

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E [ajones@barryplant.com.au](mailto:ajones@barryplant.com.au)**9 CUTHBERT DRIVE HILLSIDE VIC  
3037**

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Sold Price

**\$916,000**Sold Date **07-Dec-23**Distance **0.98km****7 RISING COURT HILLSIDE VIC  
3037**

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Sold Price

<sup>RS</sup> **\$900,000** Sold Date **23-Feb-24**Distance **0.71km****25 ASHBURY GROVE HILLSIDE VIC  
3037**

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Sold Price

**\$885,000**Sold Date **14-Dec-23**Distance **0.3km**

RS = Recent sale

UN = Undisclosed Sale

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