

## 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 WATTLE VALLEY 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

\$820,000

&

\$860,000

### 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

3 HAWKESBURY AVENUE HILLSIDE VIC 3037	\$820,000	14-Feb-24
13 SPEARGRASS DRIVE HILLSIDE VIC 3037	\$820,000	21-Nov-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 April 2024

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**3 HAWKESBURY AVENUE  
HILLSIDE VIC 3037**

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Sold Price

<sup>RS</sup>**\$820,000**

Sold Date

**14-Feb-24**

Distance

**1.49km****13 SPEARGRASS DRIVE HILLSIDE  
VIC 3037**

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Sold Price

**\$820,000**

Sold Date

**21-Nov-23**

Distance

**1.07km****RS** = Recent sale**UN** = Undisclosed Sale

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