

## 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

49 CATHERINE 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

\$495,000

&

\$540,000

### 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

1/23 JADE WAY HILLSIDE VIC 3037	\$520,000	09-Mar-24
2/29 DELBRIDGE DRIVE SYDENHAM VIC 3037	\$527,000	24-Feb-24
20A DELBRIDGE DRIVE SYDENHAM VIC 3037	\$537,000	17-Jan-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: 04 June 2024



**1/23 JADE WAY HILLSIDE VIC 3037** Sold Price <sup>RS</sup> **\$520,000** Sold Date **09-Mar-24**

 3  1  1

Distance **1.02km**



**2/29 DELBRIDGE DRIVE SYDENHAM VIC 3037** Sold Price **\$527,000** Sold Date **24-Feb-24**

 3  1  1

Distance **1.05km**



**20A DELBRIDGE DRIVE SYDENHAM VIC 3037** Sold Price **\$537,000** Sold Date **17-Jan-24**

 3  2  1

Distance **1.13km**

RS = Recent sale

UN = Undisclosed Sale

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