

## 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 KENSWICK 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

\$690,000

&

\$740,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$765,000

Property type

House

Suburb

Hillside

Period-from

01 Jul 2023

to

30 Jun 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

|  |           |           |
|--|-----------|-----------|
| 8 SILVANA WAY HILLSIDE VIC 3037        | \$740,500 | 26-Jun-24 |
| 91 GLENBRUAR DRIVE HILLSIDE VIC 3037   | \$740,000 | 22-Feb-24 |
| 2 SARONVALE CRESCENT HILLSIDE VIC 3037 | \$740,000 | 30-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: 02 July 2024

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**8 SILVANA WAY HILLSIDE VIC 3037**

3 2 1

Sold Price

RS

**\$740,500**

Sold Date

**26-Jun-24**

Distance

**1.84km****91 GLENBRUAR DRIVE HILLSIDE VIC 3037**

4 2 2

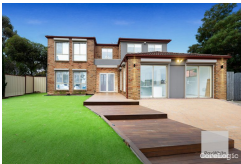
Sold Price

**\$740,000**

Sold Date

**22-Feb-24**

Distance

**0.45km****2 SARONVALE CRESCENT HILLSIDE VIC 3037**

3 2 2

Sold Price

Sold Date

**30-Jan-24**

Distance

**0.52km**

RS = Recent sale

UN = Undisclosed Sale

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