

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

5 RICHIE CIRCUIT HILLSIDE VIC 3037

Indicative selling price

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

Single Price

or range
between

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

House

Suburb

Hillside

Period-from

01 May 2023

to

30 Apr 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

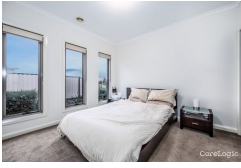
Date of sale

2/4 ARMINELL COURT HILLSIDE VIC 3037	\$550,000	16-Apr-24
7 VINE COURT HILLSIDE VIC 3037	\$565,000	16-Feb-24
11 RICHIE CIRCUIT HILLSIDE VIC 3037	\$590,000	30-Apr-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: 08 May 2024



2/4 ARMINELL COURT HILLSIDE VIC 3037

 3  2  2

Sold Price ^{RS} **\$550,000** Sold Date **16-Apr-24**

Distance **0.05km**



7 VINE COURT HILLSIDE VIC 3037

 3  2  1

Sold Price ^{RS} **\$565,000** Sold Date **16-Feb-24**

Distance **0.22km**



11 RICHIE CIRCUIT HILLSIDE VIC 3037

 3  2  1

Sold Price ^{RS} **\$590,000** ^{UN} Sold Date **30-Apr-24**

Distance **0.04km**

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

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