

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 THE PARKS 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

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

House

Suburb

Hillside

Period-from

01 Feb 2023

to

31 Jan 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

5 SPEARGRASS DRIVE HILLSIDE VIC 3037	\$980,000	01-Sep-23
63 LANDSCAPE DRIVE HILLSIDE VIC 3037	\$963,000	29-Nov-23
9 SUMMIT MEWS HILLSIDE VIC 3037	\$920,000	24-Aug-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: 23 February 2024



**5 SPEARGRASS DRIVE HILLSIDE
VIC 3037**

 4  2  2

Sold Price **\$980,000** Sold Date **01-Sep-23**

Distance **1.73km**



**63 LANDSCAPE DRIVE HILLSIDE
VIC 3037**

 4  2  2

Sold Price ^{RS} **\$963,000** Sold Date **29-Nov-23**

Distance **1.27km**



**9 SUMMIT MEWS HILLSIDE VIC
3037**

 4  2  2

Sold Price **\$920,000** Sold Date **24-Aug-23**

Distance **1.01km**

RS = Recent sale UN = Undisclosed Sale

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