

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 7 Vine Court, Hillside, VIC 3037

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$525,000

&

\$575,000

Median sale price

Median price

\$762,500

Property Type

House

Suburb

Hillside (3037)

Period - From

01/01/2023

to

31/12/2023

Source

www.realestate.com.au

Comparable property sales

A

These are the three properties sold within two kilometres of the property for sale in the last six 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 |
|---------------------------------------|-----------|--------------|
| 20 ZAMMIT LANE, HILLSIDE VIC 3037 | \$600,000 | 08/01/2024 |
| 11A SILVANA WAY, HILLSIDE VIC 3037 | \$585,000 | 18/12/2023 |
| 2/27 BRINDALEE WAY, HILLSIDE VIC 3037 | \$570,000 | 16/11/2023 |

This Statement of Information was prepared on: 19/01/2024