

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

9/3 GOURLAY ROAD 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$547,500

Property type

Unit

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

6/3 GOURLAY ROAD HILLSIDE VIC 3037	\$405,000	20-Feb-24
11/3 GOURLAY ROAD HILLSIDE VIC 3037	\$393,000	13-Jan-24
4/3 GOURLAY ROAD HILLSIDE VIC 3037	\$422,000	09-Feb-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: 07 June 2024

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6/3 GOURLAY ROAD HILLSIDE VIC 3037 Sold Price ^{RS} **\$405,000** Sold Date **20-Feb-24**

 2  1  1

Distance **0km**



11/3 GOURLAY ROAD HILLSIDE VIC 3037 Sold Price **\$393,000** Sold Date **13-Jan-24**

 2  1  1

Distance **0.02km**



4/3 GOURLAY ROAD HILLSIDE VIC 3037 Sold Price ^{RS} **\$422,000** Sold Date **09-Feb-24**

 2  1  1

Distance **0km**

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

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