

# **STATEMENT OF INFORMATION**

12 BRINDALEE WAY, HILLSIDE, VIC 3037

PREPARED BY DAVID ZAMMIT, PROFESSIONALS CAROLINE SPRINGS

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**12 BRINDALEE WAY, HILLSIDE, VIC 3037**

 4  2  4

### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range: \$500,000 to \$530,000**

Provided by: David Zammit, Professionals Caroline Springs

## MEDIAN SALE PRICE



**HILLSIDE, VIC, 3037**

Suburb Median Sale Price (House)

**\$590,000**

01 January 2017 to 30 June 2017

Provided by: 

## COMPARABLE PROPERTIES

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.



**14 CALLAWAY LANE, HILLSIDE, VIC 3037**

 4  2  2

Sale Price

**\$525,000**

Sale Date: 29/03/2017

Distance from Property: 2.4km



**20 BANCHORY AVE, HILLSIDE, VIC 3037**

 4  2  2

Sale Price

**\$550,000**

Sale Date: 10/11/2016

Distance from Property: 1.4km



**12 AVENHAM CRT, HILLSIDE, VIC 3037**

 3  2  2

Sale Price

**\$548,000**

Sale Date: 04/03/2017

Distance from Property: 1.7km



This report has been compiled on 28/07/2017 by Professionals Caroline Springs. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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12 ELGIN CL, HILLSIDE, VIC 3037

 3  2  2

Sale Price  
**\$520,000**

Sale Date: 20/02/2017

Distance from Property: 223m



16 TIMELE DR, HILLSIDE, VIC 3037

 3  2  2

Sale Price  
**\$550,000**

Sale Date: 10/12/2016

Distance from Property: 275m



13 HONEYSUCKLE AVE, HILLSIDE, VIC 3037

 3  2  3

Sale Price  
**\$539,000**

Sale Date: 27/11/2016

Distance from Property: 536m



29 KANMORE CRES, HILLSIDE, VIC 3037

 3  2  2

Sale Price  
**\$536,500**

Sale Date: 26/11/2016

Distance from Property: 1.8km



## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

12 BRINDALEE WAY, HILLSIDE, VIC 3037

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range: \$500,000 to \$530,000

### Median sale price

Median price \$590,000

House

Unit

Suburb

HILLSIDE

Period 01 January 2017 to 30 June 2017

Source

pricfinder

### Comparable property sales

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
14 CALLAWAY LANE, HILLSIDE, VIC 3037	\$525,000	29/03/2017
20 BANCHORY AVE, HILLSIDE, VIC 3037	\$550,000	10/11/2016
12 AVENHAM CRT, HILLSIDE, VIC 3037	\$548,000	04/03/2017
12 ELGIN CL, HILLSIDE, VIC 3037	\$520,000	20/02/2017

16 TIMELE DR, HILLSIDE, VIC 3037	\$550,000	10/12/2016
13 HONEYSUCKLE AVE, HILLSIDE, VIC 3037	\$539,000	27/11/2016
29 KANMORE CRES, HILLSIDE, VIC 3037	\$536,500	26/11/2016