

# 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** 

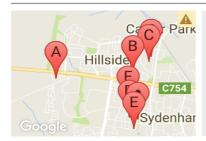
For the meaning of this price see consumer.vic.au/underquoting

**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: **pricefinder** 

#### **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







Sale Price

\$525,000

Sale Date: 29/03/2017

Distance from Property: 2.4km





20 BANCHORY AVE, HILLSIDE, VIC 3037







Sale Price

\$550,000

Sale Date: 10/11/2016

Distance from Property: 1.4km





12 AVENHAM CRT, HILLSIDE, VIC 3037







**Sale Price** 

\$548,000

Sale Date: 04/03/2017

Distance from Property: 1.7km







# 12 ELGIN CL, HILLSIDE, VIC 3037







Sale Price

\$520,000

Sale Date: 20/02/2017

Distance from Property: 223m





# 16 TIMELE DR, HILLSIDE, VIC 3037









Sale Price

\$550,000

Sale Date: 10/12/2016







13 HONEYSUCKLE AVE, HILLSIDE, VIC 3037









**Sale Price** 

\$539,000

Sale Date: 27/11/2016

Distance from Property: 536m





29 KANMORE CRES, HILLSIDE, VIC 3037









**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
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#### Indicative selling price

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

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

#### Median sale price

Median price	\$590,000	House	X	Unit		Suburb	HILLSIDE	
Period	01 January 2017 to 30 June 2017			Sour	се	p	ricefinder	

#### 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

