

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



9 SILVANA WAY, HILLSIDE, VIC 3037

 4  2  1

Indicative Selling Price

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

Price Range: \$540,000 to \$594,000

Provided by: Vikas Kumar, Barry Plant Caroline Springs

MEDIAN SALE PRICE



HILLSIDE, VIC, 3037

Suburb Median Sale Price (House)

\$543,000

01 July 2016 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.



39 KENSWICK DR, HILLSIDE, VIC 3037

 3  2  2

Sale Price

\$540,000

Sale Date: 23/01/2017

Distance from Property: 1.9km



19 GLENBRUAR DR, HILLSIDE, VIC 3037

 4  2  2

Sale Price

\$576,500

Sale Date: 18/03/2017

Distance from Property: 1.6km



8 EXCELSA WAY, HILLSIDE, VIC 3037

 4  2  2

Sale Price

***\$600,000**

Sale Date: 25/02/2017

Distance from Property: 1.2km



This report has been compiled on 13/07/2017 by Barry Plant Caroline Springs. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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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

9 SILVANA WAY, HILLSIDE, VIC 3037

Indicative selling price

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Price Range: \$540,000 to \$594,000

Median sale price

Median price \$543,000

House

Unit

Suburb

HILLSIDE

Period 01 July 2016 to 30 June 2017

Source



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
39 KENSWICK DR, HILLSIDE, VIC 3037	\$540,000	23/01/2017
19 GLENBRUAR DR, HILLSIDE, VIC 3037	\$576,500	18/03/2017
8 EXCELSA WAY, HILLSIDE, VIC 3037	*\$600,000	25/02/2017