

STATEMENT OF INFORMATION

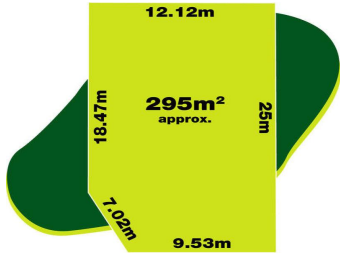
6 ZAMMIT LANE, HILLSIDE, VIC 3037

PREPARED BY DAVID ZAMMIT, PROFESSIONALS CAROLINE SPRINGS



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



6 ZAMMIT LANE, HILLSIDE, VIC 3037



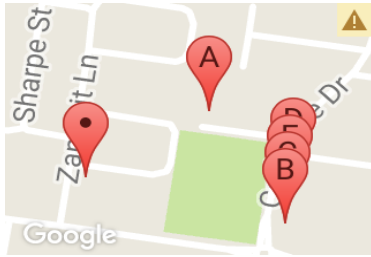
Indicative Selling Price

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

Price Range: **\$260,000 to \$280,000**

Provided by: David Zammit, Professionals Caroline Springs

MEDIAN SALE PRICE



HILLSIDE, VIC, 3037

Suburb Median Sale Price (Vacant Land)

\$268,000

01 July 2016 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.



5 ARMINELL CRT, HILLSIDE, VIC 3037



Sale Price

\$357,000

Sale Date: 26/04/2017

Distance from Property: 116m



135 CATHERINE DR, HILLSIDE, VIC 3037



Sale Price

\$360,000

Sale Date: 02/06/2017

Distance from Property: 167m



133 CATHERINE DR, HILLSIDE, VIC 3037



Sale Price

***\$360,000**

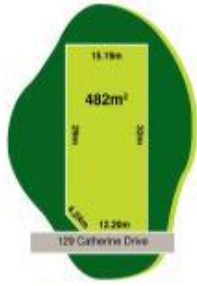
Sale Date: 14/06/2017

Distance from Property: 166m



This report has been compiled on 26/09/2017 by Professionals Caroline Springs. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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129 CATHERINE DR, HILLSIDE, VIC 3037

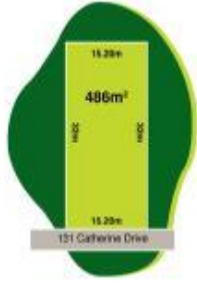


Sale Price

\$360,000

Sale Date: 09/08/2017

Distance from Property: 169m



131 CATHERINE DR, HILLSIDE, VIC 3037



Sale Price

\$360,000

Sale Date: 09/08/2017

Distance from Property: 167m



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

6 ZAMMIT LANE, HILLSIDE, VIC 3037

Indicative selling price

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

Price Range: \$260,000 to \$280,000

Median sale price

Median price \$268,000

House

Unit

Suburb

HILLSIDE

Period 01 July 2016 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
5 ARMINELL CRT, HILLSIDE, VIC 3037	\$357,000	26/04/2017
135 CATHERINE DR, HILLSIDE, VIC 3037	\$360,000	02/06/2017
133 CATHERINE DR, HILLSIDE, VIC 3037	*\$360,000	14/06/2017
129 CATHERINE DR, HILLSIDE, VIC 3037	\$360,000	09/08/2017

131 CATHERINE DR, HILLSIDE, VIC 3037	\$360,000	09/08/2017
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