

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

25 ASHBURY GROVE 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

\$890,000

&

\$940,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$754,000

Property type

House

Suburb

Hillside

Period-from

01 Nov 2022

to

31 Oct 2023

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

3 SINCLAIR AVENUE HILLSIDE VIC 3037	\$935,000	13-Aug-22
8 SINCLAIR AVENUE HILLSIDE VIC 3037	\$870,000	18-Feb-23
3 PEMBURY WAY HILLSIDE VIC 3037	\$895,000	02-Mar-23

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: 22 November 2023

**3 SINCLAIR AVENUE HILLSIDE VIC
3037**4  2  2 

Sold Price

\$935,000

Sold Date

13-Aug-22

Distance

0.12km**8 SINCLAIR AVENUE HILLSIDE VIC
3037**3  2  2 

Sold Price

\$870,000

Sold Date

18-Feb-23

Distance

0.06km**3 PEMBURY WAY HILLSIDE VIC
3037**4  2  2 

Sold Price

\$895,000

Sold Date

02-Mar-23

Distance

0.44km

RS = Recent sale

UN = Undisclosed Sale

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