

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

10 Oakmont Court 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

\$825,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$663,500

Property type

House

Suburb

Hillside

Period-from

01 Jan 2020

to

31 Dec 2020

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

| | | |
|--------------------------------------|-----------|-----------|
| 5 Torquita Court Hillside VIC 3037 | \$875,000 | 24-Oct-20 |
| 10 Highbury Drive Hillside VIC 3037 | \$810,000 | 27-Oct-20 |
| 37 Banchory Avenue Hillside VIC 3037 | \$810,000 | 07-Nov-20 |

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: 06 January 2021

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**5 Torquita Court Hillside VIC 3037**

Sold Price

RS

\$875,000

Sold Date

24-Oct-20

4 2 2

Distance

1.77km**10 Highbury Drive Hillside VIC 3037**

Sold Price

RS

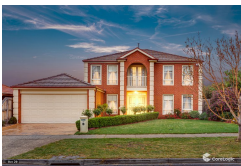
\$810,000

Sold Date

27-Oct-20

4 2 3

Distance

0.39km**37 Banchory Avenue Hillside VIC 3037**

Sold Price

Sold Date

07-Nov-20

4 2 2

Distance

1.47km

RS = Recent sale

UN = Undisclosed Sale

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