

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

8 AHMET PLACE 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

\$700,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$785,000

Property type

House

Suburb

Hillside

Period-from

01 Nov 2023

to

31 Oct 2024

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

7 SILVANA WAY HILLSIDE VIC 3037	\$810,000	12-Nov-24
8 SILVANA WAY HILLSIDE VIC 3037	\$740,500	26-Jun-24
8 REMANY CLOSE HILLSIDE VIC 3037	\$765,000	09-Nov-24

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: 25 November 2024


7 SILVANA WAY HILLSIDE VIC 3037

 4
  2
  2

Sold Price

^{RS}
\$810,000

Sold Date

12-Nov-24

Distance

0.9km

8 SILVANA WAY HILLSIDE VIC 3037

 3
  2
  1

Sold Price

\$740,500

Sold Date

26-Jun-24

Distance

0.95km

8 REMANY CLOSE HILLSIDE VIC 3037

 3
  2
  2

Sold Price

^{RS}
\$765,000

Sold Date

09-Nov-24

Distance

0.8km
RS = Recent sale

UN = Undisclosed Sale

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