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<br>Including suburb and postcode | 16 Landscape Drive, Hillside Vic 3037 |

## Indicative selling price

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

Range between $900,000 & $935,000

## Median sale price

Median price $880,000 Property Type House Suburb Hillside

Period - From 01/04/2024 to 30/06/2024 Source REIV

## 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 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 |
|---|---|---|---|
| 1 | 2 Austral Ct HILLSIDE 3037 | $910,000 | 21/09/2024 |
| 2 | 12 Bloomsbury Ct HILLSIDE 3037 | $915,000 | 04/07/2024 |
| 3 | 27 Hillcrest Dr HILLSIDE 3037 | $922,000 | 04/05/2024 |

**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 six months.~~

This Statement of Information was prepared on: 30/09/2024 14:24

# 16 Landscape Drive, Hillside Vic 3037



4 2 2

**Property Type:** House

Agent Comments

**Indicative Selling Price**
$900,000 - $935,000
**Median House Price**
June quarter 2024: $880,000

## Comparable Properties



**2 Austral Ct HILLSIDE 3037 (REI)**

5 2 2

**Price:** $910,000
**Method:** Auction Sale
**Date:** 21/09/2024
**Rooms:** 9
**Property Type:** House (Res)
**Land Size:** 671 sqm approx

Agent Comments



**12 Bloomsbury Ct HILLSIDE 3037 (REI/VG)**

4 2 3

**Price:** $915,000
**Method:** Auction Sale
**Date:** 04/07/2024
**Rooms:** 7
**Property Type:** House (Res)
**Land Size:** 667 sqm approx

Agent Comments



**27 Hillcrest Dr HILLSIDE 3037 (REI/VG)**

3 2 3

**Price:** $922,000
**Method:** Auction Sale
**Date:** 04/05/2024
**Rooms:** 7
**Property Type:** House (Res)
**Land Size:** 684 sqm approx

Agent Comments

**Account** - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372

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