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	6 Glencapel 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~~		or range between	$665,000	&	$695,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$377,000	Property type	Land	Suburb	Hillside
Period-from	01 Dec 2018	to	30 Nov 2019	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.~~

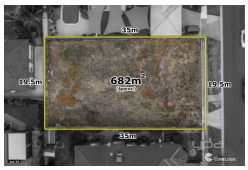
Address of comparable property	Price	Date of sale
10 Sandalwood Avenue Hillside VIC 3037	$520,000	18-Oct-19
73 The Regency Hillside VIC 3037	$700,000	29-Nov-19

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.

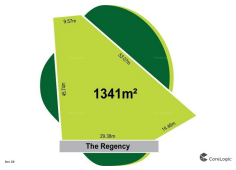
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10 Sandalwood Avenue Hillside VIC 3037 Sold Price **$520,000** Sold Date **18-Oct-19**

- - - Distance **0.6km**



73 The Regency Hillside VIC 3037 Sold Price **$700,000** Sold Date **29-Nov-19**

- - - Distance **1.69km**

RS = Recent sale **UN** = Undisclosed Sale

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