

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 RIVIERA DRIVE 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

\$570,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$768,500

Property type

House

Suburb

Hillside

Period-from

01 Aug 2022

to

31 Jul 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

14 FLOREY AVENUE FRASER RISE VIC 3336	\$570,000	10-Mar-23
107 CATHERINE DRIVE HILLSIDE VIC 3037	\$585,000	04-May-23
197 COMMUNITY HUB HILLSIDE VIC 3037	\$570,000	16-Feb-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: 09 August 2023


**14 FLOREY AVENUE FRASER RISE
VIC 3336**

Sold Price

\$570,000

Sold Date

10-Mar-23

3
 2
 1

Distance

1.41km
**107 CATHERINE DRIVE HILLSIDE
VIC 3037**

Sold Price

\$585,000

Sold Date

04-May-23

3
 2
 1

Distance

2km
**197 COMMUNITY HUB HILLSIDE VIC
3037**

Sold Price

\$570,000

Sold Date

16-Feb-23

3
 2
 1

Distance

1.78km

RS = Recent sale

UN = Undisclosed Sale

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