

## 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

13 ROCKWOOD PLACE HILLSIDE VIC 3037

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$750,000

&

\$825,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$746,500

Property type

House

Suburb

Hillside

Period-from

01 Jul 2021

to

30 Jun 2022

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

8 QUEENS PARADE HILLSIDE VIC 3037	\$870,000	16-Jun-22
2 APOLLO COURT HILLSIDE VIC 3037	\$860,000	04-Jun-22
33 SAINSBURY AVENUE HILLSIDE VIC 3037	\$810,000	03-Apr-22

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: 13 July 2022



**8 QUEENS PARADE HILLSIDE VIC 3037**

 4  3  2

Sold Price

<sup>RS</sup> **\$870,000**

Sold Date **16-Jun-22**

Distance -



**2 APOLLO COURT HILLSIDE VIC 3037**

 3  2  2

Sold Price

<sup>RS</sup> **\$860,000**

Sold Date **04-Jun-22**

Distance **0.61km**



**33 SAINSBURY AVENUE HILLSIDE VIC 3037**

 4  2  4

Sold Price

**\$810,000**

Sold Date **03-Apr-22**

Distance -

RS = Recent sale      UN = Undisclosed Sale

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