



## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**41-43 Beattys Road,  
HILLSIDE 3037**

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$1,200,000 - \$1,300,000**

### Median sale price

Median **House** for **HILLSIDE** for period **Nov 2018 - Oct 2019**

Sourced from **Pricefinder**.

**\$640,250**

### Comparable property sales

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 the most comparable to the property for sale.

**10 Melaleuca Close,**  
Hillside 3037

Price **\$1,800,000** Sold 11  
September 2019

**3 Norfolk Close,**  
Hillside 3037

Price **\$1,150,000** Sold 16  
July 2019

**43 The Regency,**  
Hillside 3037

Price **\$1,216,000** Sold 12  
December 2018

This Statement of Information was prepared on 12th Dec 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

House



4 beds



2 baths




2 parking



### The Sarain

14/242-244 caroline springs Blvd,  
caroline springs VIC 3023

### Contact agents

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**361**  
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