

Statement of Information

Sections 47AF of the Estate Agents Act 1980

38 Wattle Valley Drive, HILLSIDE 3037

House



4 beds



2 baths



2 parking

Indicative selling price

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

**Range from \$650,000 -
\$700,000**

Median sale price

Median **House** for **HILLSIDE** for period **Jan 2017 - Aug 2017**
Sourced from **Pricefinder**.

\$590,000

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.

16 Golden Way, Price **\$700,000** Sold 10 December 2016
Hillside 3037

24 Royal Crescent, Price **\$715,000** Sold 26 November 2016
Hillside 3037

17 Queens Parade, Price **\$735,000** Sold 04 February 2017
Hillside 3037

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.

Contact agents

 **Neeru Dandial**
Stockdale & Leggo

03 8383 2926
0430 177 335

neeru.dandial@stockdaleleggo.com.au

**Stockdale
& Leggo**

Stockdale & Leggo Laverton

7/4 Norwest Avenue,
Laverton VIC 3028