

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

15 Hilsley Court Toongabbie VIC 3856

Indicative selling price

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

Single Price

\$1,380,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$400,000

Property type

House

Suburb

Toongabbie

Period-from

01 Oct 2020

to

30 Sep 2021

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

209 Neilsons Road Cowwarr VIC 3857	\$1,000,000	15-Jun-21
95 Neilsons Road Toongabbie VIC 3856	\$1,100,000	02-Sep-21
50 Hilsley Court Toongabbie VIC 3856	\$586,000	17-Jun-20

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 11 October 2021



209 Neilsons Road Cowwarr VIC 3857

 3  2  2

Sold Price **\$1,000,000** Sold Date **15-Jun-21**

Distance **6.75km**



95 Neilsons Road Toongabbie VIC 3856

 4  2  5

Sold Price ^{RS} **\$1,100,000** ^{UN} Sold Date **02-Sep-21**

Distance **7.33km**



50 Hilsley Court Toongabbie VIC 3856

 5  2  6

Sold Price **\$586,000** Sold Date **17-Jun-20**

Distance **0.36km**



6-8 Hill Street Toongabbie VIC 3856

 4  2  6

Sold Price **\$589,000** Sold Date **06-Jun-21**

Distance **2.58km**



669 Toongabbie-Cowwarr Road Cowwarr VIC 3857

 3  2  10

Sold Price **\$640,000** Sold Date **09-Sep-20**

Distance **3.26km**



54 Harris Lane Toongabbie VIC 3856

 3  2  4

Sold Price **\$692,523** Sold Date **27-Jan-21**

Distance **3.99km**

RS = Recent sale

UN = Undisclosed Sale

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9-17 Hower Street Toongabbie VIC 3856

Sold Price

\$630,000

Sold Date

29-Jan-21



4



3



4

Distance

4km



**225 Glengarry North Road
Glengarry North VIC 3854**

Sold Price

\$750,000

Sold Date

19-Apr-21



3



1



3

Distance

8.99km

RS = Recent sale

UN = Undisclosed Sale

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