

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 202 Hickling Avenue, Greensborough Vic 3088

Indicative selling price

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

Range between \$1,060,000 & \$1,100,000

Median sale price

Median price \$976,000 Property Type House Suburb Greensborough

Period - From 01/04/2021 to 30/06/2021 Source REIV

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 six 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
1	17 Bonnie Doone St BRIAR HILL 3088	\$1,081,000	14/07/2021
2	47 Elonera Av GREENSBOROUGH 3088	\$1,070,000	26/06/2021
3	99 Warralong Av GREENSBOROUGH 3088	\$1,020,000	08/05/2021

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 six months.~~

This Statement of Information was prepared on: 09/09/2021 11:15



4 2 2

Property Type: House
Land Size: 542 sqm approx
Agent Comments

Indicative Selling Price
\$1,060,000 - \$1,100,000
Median House Price
June quarter 2021: \$976,000

Comparable Properties



17 Bonnie Doone St BRIAR HILL 3088
(REI/VG)

Agent Comments

4 2 2

Price: \$1,081,000
Method: Private Sale
Date: 14/07/2021
Property Type: House (Res)
Land Size: 588 sqm approx



47 Elonera Av GREENSBOROUGH 3088 (REI)

Agent Comments

4 2 2

Price: \$1,070,000
Method: Auction Sale
Date: 26/06/2021
Property Type: House (Res)
Land Size: 528 sqm approx



99 Warralong Av GREENSBOROUGH 3088
(REI/VG)

Agent Comments

3 2 1

Price: \$1,020,000
Method: Auction Sale
Date: 08/05/2021
Property Type: House (Res)
Land Size: 525 sqm approx

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