

# 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](http://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

202 Hickling Avenue, Greensborough Vic 3088

**Jellis  
Craig**

Scott Nugent

0438 054 993

scottnugent@jellisrcraig.com.au



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 Eltona 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

**Account - Jellis Craig** | P: 03 9431 1222 | F: 03 9439 7192



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