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STATEMENT OF INFORMATION

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HOUSE Offered for Sale

12 Hilgay Street Coolaroo VIC 3048

3 1 2

Indicative Selling Price

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

Range between \$440,000 & \$470,000

Median Sale Price

\$361,000 Houses in Coolaroo between Oct 2016 - Sep 2017

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 2 kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

13 Guildford Avenue Coolaroo VIC 3048	Sold Price	\$435,000	Sold Date	25-Jul-17
3 1 -			Distance	0.13km



24 Longford Crescent Coolaroo VIC 3048	Sold Price	\$470,000	Sold Date	19-Jun-17
3 1 2			Distance	0.65km



23 Childers Crescent Coolaroo VIC 3048	Sold Price	\$450,000	Sold Date	30-May-17
3 1 2			Distance	0.63km

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