

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

185 Hickling Avenue Greensborough VIC 3088

Indicative selling price

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

Single Price

or range
between

\$725,000

&

\$765,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$755,000

Property type

House

Suburb

Greensborough

Period-from

01 Oct 2018

to

30 Sep 2019

Source

Corelogic

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 6 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

3 Karrin Close Yallambie VIC 3085	\$700,000	14-Jun-19
62 Orana Drive Watsonia VIC 3087	\$750,000	23-Jun-19
40 Tarcoola Drive Yallambie VIC 3085	\$772,500	23-Aug-19

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 6 months.~~

This Statement of Information was prepared on: 10 October 2019


3 Karrin Close Yallambie VIC 3085

Sold Price

\$700,000

Sold Date

14-Jun-19
 3
 1
 1

Distance

0.31km

62 Orana Drive Watsonia VIC 3087

Sold Price

\$750,000

Sold Date

23-Jun-19
 3
 1
 1

Distance

1.82km

40 Tarcoola Drive Yallambie VIC 3085

Sold Price

\$772,500

Sold Date

23-Aug-19
 3
 1
 1

Distance

0.52km

RS = Recent sale

UN = Undisclosed Sale

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