

## 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

50 Hilsley Court Toongabbie VIC 3856

### Indicative selling price

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

Single Price

\$586,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$295,000

Property type

Farm

Suburb

Toongabbie

Period-from

01 Dec 2018

to

30 Nov 2019

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

93 Toongabbie-Cowwarr Road Toongabbie VIC 3856	\$395,000	24-Jul-18
48 Victoria Street Toongabbie VIC 3856	\$385,000	03-Jun-19
10 Stringer Road Toongabbie VIC 3856	\$420,000	26-Jun-18

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: 18 December 2019



**93 Toongabbie-Cowwarr Road  
Toongabbie VIC 3856**

3 1 3

Sold Price **\$395,000** Sold Date **24-Jul-18**

Distance **1.58km**



**48 Victoria Street Toongabbie VIC  
3856**

3 2 2

Sold Price **\$385,000** Sold Date **03-Jun-19**

Distance **2.72km**



**10 Stringer Road Toongabbie VIC  
3856**

4 2 4

Sold Price **\$420,000** Sold Date **26-Jun-18**

Distance **3.99km**

RS = Recent sale

UN = Undisclosed Sale

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