

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

160 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

\$775,000

&

\$835,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$960,000

Property type

House

Suburb

Greensborough

Period-from

01 Sep 2022

to

31 Aug 2023

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

1 SELSDON COURT GREENSBOROUGH VIC 3088	\$840,000	11-May-23
18 VICTORIA STREET GREENSBOROUGH VIC 3088	\$825,000	15-Jul-23
1/60 DIAMOND CREEK ROAD GREENSBOROUGH VIC 3088	\$840,000	23-Mar-23

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: 01 September 2023



**1 SELSDON COURT
GREENSBOROUGH VIC 3088**

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Sold Price **\$840,000** Sold Date **11-May-23**

Distance **3.83km**



**18 VICTORIA STREET
GREENSBOROUGH VIC 3088**

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Sold Price **\$825,000** Sold Date **15-Jul-23**

Distance **0.44km**



**1/60 DIAMOND CREEK ROAD
GREENSBOROUGH VIC 3088**

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Sold Price **\$840,000** Sold Date **23-Mar-23**

Distance **2.73km**

RS = Recent sale UN = Undisclosed Sale

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