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	12 HILGAY STREET COOLAROO VIC 3048

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	$540,000	&	$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$557,000	Property type	House	Suburb	Coolaroo
Period-from	01 Apr 2024	to	30 Jun 2024	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 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
98 LONGFORD CRESCENT COOLAROO VIC 3048	$610,000	04-May-24
8 FLYNN CRESCENT COOLAROO VIC 3048	$571,000	09-May-24
15 KYABRAM STREET COOLAROO VIC 3048	$558,000	24-May-24

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: 14 August 2024

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98 LONGFORD CRESCENT COOLAROO VIC 3048

3 2 -

Sold Price $610,000 Sold Date 04-May-24

Distance 0.87km



8 FLYNN CRESCENT COOLAROO VIC 3048

3 1 2

Sold Price $571,000 Sold Date 09-May-24

Distance 0.45km



15 KYABRAM STREET COOLAROO VIC 3048

3 1 2

Sold Price $558,000 Sold Date 24-May-24

Distance 0.3km

RS = Recent sale UN = Undisclosed Sale

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