



**Rooms:**  
**Property Type:**  
**Agent Comments**

**Indicative Selling Price**  
\$850,000 - \$900,000  
**Median House Price**  
June quarter 2017: \$815,500

## Comparable Properties



**54 Warralong Av GREENSBOROUGH 3088 (REI)**

**Agent Comments**

 3  2  1

**Price:** \$896,000  
**Method:** Auction Sale  
**Date:** 15/07/2017  
**Rooms:** 5  
**Property Type:** House (Res)

**3 Alex Ct GREENSBOROUGH 3088 (REI)**

**Agent Comments**

 4  2  2

**Price:** \$890,000  
**Method:** Private Sale  
**Date:** 09/02/2017  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 695.10 sqm approx



**53 Narbethong Dr GREENSBOROUGH 3088 (REI)**

**Agent Comments**

 3  2  2

**Price:** \$866,000  
**Method:** Auction Sale  
**Date:** 08/07/2017  
**Rooms:** 7  
**Property Type:** House (Res)  
**Land Size:** 743 sqm approx

## 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

138 Elder Street, Greensborough Vic 3088

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$850,000

&

\$900,000

#### Median sale price

Median price

\$815,500

House

X

Suburb

Greensborough

Period - From

01/04/2017

to

30/06/2017

Source

REIV

#### Comparable property sales

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
54 Warralong Av GREENSBOROUGH 3088	\$896,000	15/07/2017
3 Alex Ct GREENSBOROUGH 3088	\$890,000	09/02/2017
53 Narbethong Dr GREENSBOROUGH 3088	\$866,000	08/07/2017