

Bruno Zugaro 03 8312 9222 0411 441 428

## Statement of Information

brunozugaro@mcgrath.com.au

## Single residential property located in the Melbourne metropolitan area

					S	Section 4	7 <i>A</i>	AF of	the Estate	Age	ents Act 1980	
Property offer	ed for	sale										
Address Including suburb and postcode		2/47 Warwick Road, Greensborough Vic 3088										
Indicative sell	ing pri	ce										
For the meaning	of this p	orice see	cons	sumer.vic.gov	.au/und	derquoting	)					
Single pric	e \$620,	000										
Median sale p	rice											
Median price	\$615,00	00	Hou	use	Unit	Х		Suburb		Greensborough		
Period - From	eriod - From 01/04/2018			to 31/03/2019 Source REI				REIV	V			
Comparable p	roperty	/ sales (	(*Del	lete A or B	below	as applic	al	ble)				
months		estate a		s sold within or agent's re								
Address of comparable property									Price		Date of sale	
1												
2												
3												
OR												
				epresentative vo kilometres							comparable other	

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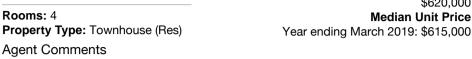
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## **McGrath**

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**Indicative Selling Price** \$620,000 **Median Unit Price** 

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**Agent Comments** 



## Comparable Properties



2/71 Plenty La GREENSBOROUGH 3088 (REI)

Price: \$615,000

Method: Expression of Interest

Date: 21/03/2019 Rooms: 4

Property Type: Townhouse (Single)

Rooms: 4

**Agent Comments** 



2/12 Eldale Av GREENSBOROUGH 3088 (REI) Agent Comments





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Price: \$602,500 Method: Private Sale Date: 24/06/2019 Rooms: 4

Property Type: Townhouse (Res) Land Size: 111 sqm approx

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 six months.

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