

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

57 Plenty Lane, Greensborough Vic 3088

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$650,000

&

\$710,000

Median sale price

Median price \$815,000

House

X

Unit

Suburb

Greensborough

Period - From 01/07/2018

to

30/09/2018

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 six 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	4 Nepean St WATSONIA 3087	\$700,000	18/09/2018
2	184 Hickling Av GREENSBOROUGH 3088	\$685,000	25/08/2018
3	36 Bannerman Av GREENSBOROUGH 3088	\$650,000	09/07/2018

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 six months.



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$650,000 - \$710,000
Median House Price
September quarter 2018: \$815,000

Comparable Properties



4 Nepean St WATSONIA 3087 (REI/VG)

Agent Comments



Price: \$700,000
Method: Private Sale
Date: 18/09/2018
Rooms: -
Property Type: House (Res)
Land Size: 605 sqm approx

184 Hickling Av GREENSBOROUGH 3088 (REI/VG)

Agent Comments



Price: \$685,000
Method: Auction Sale
Date: 25/08/2018
Rooms: -
Property Type: House (Res)
Land Size: 565 sqm approx



36 Bannerman Av GREENSBOROUGH 3088 (REI/VG)

Agent Comments



Price: \$650,000
Method: Private Sale
Date: 09/07/2018
Rooms: 6
Property Type: House (Res)
Land Size: 950 sqm approx