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

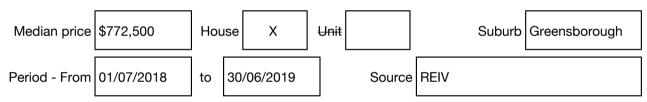
19 Somerleigh Crescent, Greensborough Vic 3088

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between	\$890,000	&	\$950,000
Range between	\$890,000	&	\$950,000

Median sale price



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	17 Greenhill Rd GREENSBOROUGH 3088	\$980,000	15/06/2019
2	14 Albion Cr GREENSBOROUGH 3088	\$920,000	21/04/2019
3	161 Grimshaw St GREENSBOROUGH 3088	\$895,000	12/03/2019

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.

Account - Darren Jones | P: 9432 2544 | F: 9432 2537

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Darren Jones





Rooms: Property Type: House Land Size: 1063 sqm approx Agent Comments Indicative Selling Price \$890,000 - \$950,000 Median House Price Year ending June 2019: \$772,500

Comparable Properties



(REI) Image: Price: \$980,000 Method: Auction Sale Date: 15/06/2019 Rooms: -Property Type: House (Res) Land Size: 1348 sqm approx

14 Albion Cr GREENSBOROUGH 3088 (VG)

17 Greenhill Rd GREENSBOROUGH 3088

Agent Comments

Agent Comments



Price: \$920,000 Method: Sale Date: 21/04/2019 Rooms: -Property Type: House (Res) Land Size: 1297 sqm approx



161 Grimshaw St GREENSBOROUGH 3088 Agent Comments (REI)



Price: \$895,000 Method: Private Sale Date: 12/03/2019 Rooms: 6 Property Type: House (Res) Land Size: 950 sqm approx

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