

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

Median sale price

Median price \$772,500 House X Unit Suburb Greensborough

Period - From 01/07/2018 to 30/06/2019 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	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.



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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



17 Greenhill Rd GREENSBOROUGH 3088 (REI)

Agent Comments

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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)

Agent Comments

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



161 Grimshaw St GREENSBOROUGH 3088 (REI)

Agent Comments

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