# 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

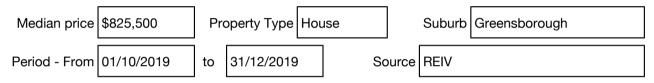
41 Warralong Avenue, Greensborough Vic 3088

### Indicative selling price

	For the	meaning	of this	price see	consumer.vic.gov.a	u/underquoting	
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Single price \$790,000

#### 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	14 Janice St MACLEOD 3085	\$798,000	12/10/2019
2	89 Somers Av MACLEOD 3085	\$750,000	08/10/2019
3			

OR

**B**<sup>\*</sup> 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.

This Statement of Information was prepared on:

17/03/2020 14:11

