

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

47 Hailes Street, Greensborough Vic 3088

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

Range between \$780,000

&

\$850,000

Median sale price

Median price \$808,000

House

X

Unit

Suburb

Greensborough

Period - From 01/01/2019

to

31/03/2019

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	19 Eastgate Dr GREENSBOROUGH 3088	\$850,000	26/11/2018
2	136 Nepean St GREENSBOROUGH 3088	\$808,000	23/02/2019
3	60 Sainsbury Av GREENSBOROUGH 3088	\$785,000	08/12/2018

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: House

Land Size: 868.703 sqm approx

Agent Comments

Comparable Properties



19 Eastgate Dr GREENSBOROUGH 3088
(REI/VG)

Agent Comments



Price: \$850,000

Method: Private Sale

Date: 26/11/2018

Rooms: 9

Property Type: House (Res)

Land Size: 539 sqm approx



136 Nepean St GREENSBOROUGH 3088
(REI/VG)

Agent Comments



Price: \$808,000

Method: Private Sale

Date: 23/02/2019

Rooms: -

Property Type: House

Land Size: 600.40 sqm approx



60 Sainsbury Av GREENSBOROUGH 3088
(REI/VG)

Agent Comments



Price: \$785,000

Method: Auction Sale

Date: 08/12/2018

Rooms: 4

Property Type: House (Res)

Land Size: 995 sqm approx