

Daniel Leibowitz 03 9432 2544 0428 812 636 daniel@darrenjones.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Period - From 01/01/2019

r roperty offered	i ioi oaio							
Ado	dress 47 Hailes	47 Hailes Street, Greensborough Vic 3088						
Including suburb			_					
posto	code							
			_					
Indicative selling	g price							
For the meaning of this price see consumer.vic.gov.au/underquoting								
Range between	\$780.000	&	\$850,000					
	,		,,,,,,					
Median sale price								
Median price \$8	308,000	House X	Unit	Suburb Greensborough				

Source REIV

Comparable property sales (*Delete A or B below as applicable)

31/03/2019

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.

Add	dress 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.

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





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Indicative Selling Price \$780,000 - \$850,000 **Median House Price** March quarter 2019: \$808,000







Property Type: House Land Size: 868.703 sgm approx

Agent Comments

Comparable Properties



19 Eastgate Dr GREENSBOROUGH 3088

(REI/VG)

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Price: \$850.000 Method: Private Sale Date: 26/11/2018

Rooms: 9

Property Type: House (Res) Land Size: 539 sqm approx

Agent Comments



136 Nepean St GREENSBOROUGH 3088

(REI/VG)







Price: \$808.000 Method: Private Sale Date: 23/02/2019

Rooms: -

Property Type: House

Land Size: 600.40 sqm approx

Agent Comments



60 Sainsbury Av GREENSBOROUGH 3088

(REI/VG)







Price: \$785,000 Method: Auction Sale Date: 08/12/2018

Rooms: 4

Property Type: House (Res) Land Size: 995 sqm approx

Agent Comments

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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.

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