

7 Clydebank Street, Greensborough Vic 3088

McGrath

Bruno Zugaro

03 8312 9222

0411 441 428

brunozugaro@mcgrath.com.au

Indicative Selling Price

\$599,000

Median Unit Price

Year ending June 2019: \$603,750

 2  1  1

Rooms:

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties

5/12-14 Fernside Av BRIAR HILL 3088 (REI)

Agent Comments

 2  1  1

Price: \$585,000

Method: Private Sale

Date: 26/03/2019

Rooms: -

Property Type: Unit

Land Size: 197 sqm approx



1/6 Adeline St GREENSBOROUGH 3088 (REI)

Agent Comments

 2  2  1

Price: \$585,000

Method: Private Sale

Date: 21/03/2019

Rooms: -

Property Type: Unit

Land Size: 280 sqm approx



2/97 Mountain View Rd MONTMORENCY 3094 (REI)

Agent Comments

 2  1  1

Price: \$582,000

Method: Private Sale

Date: 01/05/2019

Rooms: -

Property Type: Unit

Land Size: 181 sqm approx

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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.

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

Indicative selling price

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

Single price

Median sale price

Median price House Unit Suburb
Period - From to Source

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	5/12-14 Fernside Av BRIAR HILL 3088	\$585,000	26/03/2019
2	1/6 Adeline St GREENSBOROUGH 3088	\$585,000	21/03/2019
3	2/97 Mountain View Rd MONTMORENCY 3094	\$582,000	01/05/2019

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.~~