

## 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

179 Henry Street, Greensborough Vic 3088

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$820,000

&amp;

\$895,000

## Median sale price

Median price \$827,500

House

X

Unit

Suburb

Greensborough

Period - From 01/01/2018

to

31/03/2018

Source REIV

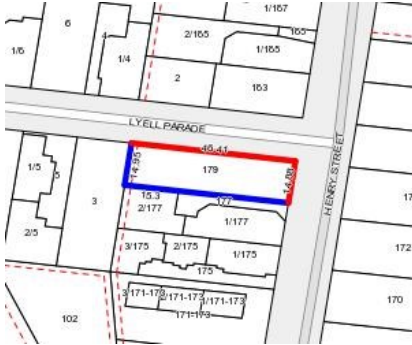
## Comparable property sales (\*Delete A or B below as applicable)

- 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	223 Nepean St GREENSBOROUGH 3088	\$890,000	03/03/2018
2	128 Nell St GREENSBOROUGH 3088	\$860,000	26/05/2018
3	32 Kenmare St WATSONIA 3087	\$815,000	12/04/2018

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:**

**Agent Comments**

## Comparable Properties



**223 Nepean St GREENSBOROUGH 3088 (REI)** **Agent Comments**



**Price:** \$890,000

**Method:** Auction Sale

**Date:** 03/03/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 665 sqm approx



**128 Nell St GREENSBOROUGH 3088 (REI)** **Agent Comments**



**Price:** \$860,000

**Method:** Auction Sale

**Date:** 26/05/2018

**Rooms:** 5

**Property Type:** House

**Land Size:** 676 sqm approx



**32 Kenmare St WATSONIA 3087 (REI)** **Agent Comments**



**Price:** \$815,000

**Method:** Private Sale

**Date:** 12/04/2018

**Rooms:** 4

**Property Type:** House

**Land Size:** 692 sqm approx