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

Address Including suburb and postcode

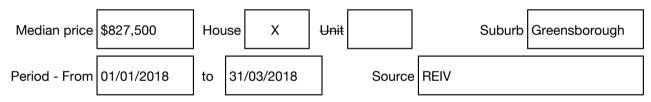
5 179 Henry Street, Greensborough Vic 3088 9 9

#### Indicative selling price

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

Range between	\$820,000	&	\$895,000

#### 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 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.

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

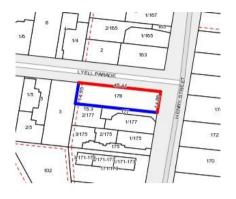
propertydata

#### Generated: 14/06/2018 11:37

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.

## 179 Henry Street, Greensborough Vic 3088

## Darren Jones





Rooms: Property Type: Agent Comments Daniel Leibowitz 03 9432 2544 0428 812 636 daniel@darrenjones.com.au

Indicative Selling Price \$820,000 - \$895,000 Median House Price March quarter 2018: \$827,500

## **Comparable Properties**

223 Nepean St GREENSBOROUGH 3088 (REI) 2 2 2 2 Price: \$890,000 Method: Auction Sale Date: 03/03/2018 Rooms: - Property Type: House (Res) Land Size: 665 sqm approx	Agent Comments
128 Nell St GREENSBOROUGH 3088 (REI)   1	Agent Comments
32 Kenmare St WATSONIA 3087 (REI) 3 1 1 1 Price: \$815,000 Method: Private Sale Date: 12/04/2018 Rooms: 4 Property Type: House Land Size: 692 sqm approx	Agent Comments

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

propertydata

#### Generated: 14/06/2018 11:37

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.

