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	87 Hailes Street, Greensborough Vic 3088

Indicative selling price

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

Range between	$500,000	&	$550,000

Median sale price

Median price	$628,500	House		Unit	X	Suburb	Greensborough

Period - From	01/01/2017	to	31/12/2017	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.

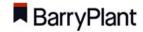|	Address of comparable property	Price	Date of sale
1	2/5 Mcdowell St GREENSBOROUGH 3088	$540,000	26/08/2017
2	1/269 Nell St.W WATSONIA 3087	$540,000	09/09/2017
3	4/72 Nell St GREENSBOROUGH 3088	$500,000	18/11/2017

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.~~

🛏 3   🛁 1   🚗 1

Indicative Selling Price
$500,000 - $550,000
Median Unit Price
Year ending December 2017: $628,500

Rooms: 5
Property Type: Strata Unit/Flat
Land Size: 467 sqm approx

Agent Comments

Comparable Properties

2/5 Mcdowell St GREENSBOROUGH 3088 (REI/VG)

🛏 2   🛁 1   🚗 1

Price: $540,000
Method: Auction Sale
Date: 26/08/2017
Rooms: 3
Property Type: Unit

Agent Comments

1/269 Nell St.W WATSONIA 3087 (REI)

🛏 3   🛁 1   🚗 1

Price: $540,000
Method: Auction Sale
Date: 09/09/2017
Rooms: 4
Property Type: Unit

Agent Comments

4/72 Nell St GREENSBOROUGH 3088 (REI/VG)

🛏 2   🛁 1   🚗 1

Price: $500,000
Method: Auction Sale
Date: 18/11/2017
Rooms: -
Property Type: Unit

Agent Comments