

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

3/12 Hume Street Greensborough VIC 3088

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$550,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$695,660

Property type

Unit

Suburb

Greensborough

Period-from

01 Nov 2020

to

31 Oct 2021

Source

Corelogic

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 6 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

6/8-10 William Street Greensborough VIC 3088	\$581,500	30-Jun-21
10/50 Scotland Avenue Greensborough VIC 3088	\$601,000	08-May-21
1/94 Mountain View Road Montmorency VIC 3094	\$571,999	07-Jul-21

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 6 months.~~

This Statement of Information was prepared on: 03 November 2021

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**6/8-10 William Street
Greensborough VIC 3088**

2 1 1

Sold Price **\$581,500** Sold Date **30-Jun-21**

Distance **1.69km**



**10/50 Scotland Avenue
Greensborough VIC 3088**

2 1 1

Sold Price **\$601,000** Sold Date **08-May-21**

Distance **1.27km**



**1/94 Mountain View Road
Montmorency VIC 3094**

2 1 1

Sold Price **\$571,999** Sold Date **07-Jul-21**

Distance **1km**

RS = Recent sale **UN** = Undisclosed Sale

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