

## 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

1/19 - 21 Alexandra 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 \$610,000

&amp;

\$670,000

**Median sale price**

Median price \$601,250

House

Unit

X

Suburb

Greensborough

Period - From 01/04/2019

to

30/06/2019

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 | 2/91 Hailes St GREENSBOROUGH 3088       | \$670,000 | 26/06/2019   |
| 2 | 2/9 Ester St GREENSBOROUGH 3088         | \$655,000 | 24/04/2019   |
| 3 | 3/13-15 Alexandra St GREENSBOROUGH 3088 | \$610,000 | 15/05/2019   |

**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.