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## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

Propert <sup>o</sup>	y offered	for s	ale
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Address Including suburb and postcode	4/31 Paterson Crescent, Greensborough Vic 3088

## Indicative selling price

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

Range between \$500,000	&	\$550,000
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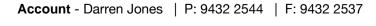
## Median sale price

Median price	\$634,500		Unit	Х	S	uburb	Greensborough
Period - From	01/01/2017	to	31/03	3/2017	Source	REI	/

### Comparable property sales

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
3/4 William St GREENSBOROUGH 3088	\$545,000	08/04/2017
2/177 Mountain View Rd GREENSBOROUGH 3088	\$505,000	08/04/2017
1/8 William St GREENSBOROUGH 3088	\$485,000	11/03/2017







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