

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

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

Median sale price

Median price \$634,500

Unit X

Suburb Greensborough

Period - From 01/01/2017

to

31/03/2017

Source REIV

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