Daniel Leibowitz 03 9432 2544 0428 812 636

daniel@darrenjones.com.au

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

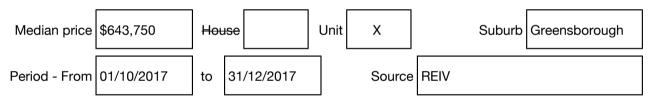
5/97 Diamond Creek Road, Greensborough Vic 3088

Indicative selling price

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

Range between	\$630,000	&	\$690,000
-			

Median sale price



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	4/8 Ulmara PI GREENSBOROUGH 3088	\$670,000	17/12/2017
2	3/11 William St GREENSBOROUGH 3088	\$635,000	16/12/2017
3	1 Ruby La GREENSBOROUGH 3088	\$622,000	06/09/2017

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.

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

5/97 Diamond Creek Road, Greensborough Vic 3088

Darren Jones





Rooms: Property Type: Townhouse (Single) Agent Comments Daniel Leibowitz 03 9432 2544 0428 812 636 daniel@darrenjones.com.au

Indicative Selling Price \$630,000 - \$690,000 Median Unit Price December quarter 2017: \$643,750

Comparable Properties



4/8 Ulmara PI GREENSBOROUGH 3088 (REI) Agent Comments



Price: \$670,000 Method: Private Sale Date: 17/12/2017 Rooms: 4 Property Type: Unit Land Size: 325 sqm approx



3/11 William St GREENSBOROUGH 3088 (REI) Agent Comments



Price: \$635,000 Method: Auction Sale Date: 16/12/2017 Rooms: 5 Property Type: Townhouse (Res)



1 Ruby La GREENSBOROUGH 3088 (REI/VG) Agent Comments

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Price: \$622,000 Method: Private Sale Date: 06/09/2017 Rooms: 6 Property Type: Townhouse (Res) Land Size: 152 sqm approx

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