

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

Median price \$643,750 House Unit X Suburb Greensborough

Period - From 01/10/2017 to 31/12/2017 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	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.



3 2 1

Rooms:

Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties



4/8 Ulmara PI GREENSBOROUGH 3088 (REI)

Agent Comments

3 1 1

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

3 1 1

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

3 2 1

Price: \$622,000

Method: Private Sale

Date: 06/09/2017

Rooms: 6

Property Type: Townhouse (Res)

Land Size: 152 sqm approx