## Statement of Information

# Single residential property located in the Melbourne metropolitan area

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

Property	offered	for sale
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Address Including suburb and postcode	

#### Indicative selling price

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

Range between \$700,000	&	\$750,000
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#### Median sale price

Median price	\$622,500	Pro	perty Type	Unit		Suburb	Greensborough
Period - From	01/01/2020	to	31/12/2020		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

Add	dress of comparable property	Price	Date of sale
1	4/95 Nell St GREENSBOROUGH 3088	\$750,000	04/08/2020
2	2/87 Elder St WATSONIA 3087	\$750,000	24/08/2020
3	29 Vermont Pde GREENSBOROUGH 3088	\$737,000	30/11/2020

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	01/02/2021 12:46





Ashley Croall 03 9432 2544 0417 522 941 ashley@darrenjones.com.au

**Indicative Selling Price** \$700,000 - \$750,000 **Median Unit Price** Year ending December 2020: \$622,500



# Property Type: Townhouse

(Single)

**Agent Comments** 

# Comparable Properties



4/95 Nell St GREENSBOROUGH 3088 (REI/VG) Agent Comments

**=**3

2

**6** 

Price: \$750.000 Method: Private Sale Date: 04/08/2020 Property Type: House



2/87 Elder St WATSONIA 3087 (REI/VG)

**-**3



**6** 

Price: \$750,000 Method: Private Sale Date: 24/08/2020

Property Type: House (Res) Land Size: 728 sqm approx



(REI) **=** 3





Price: \$737,000 Method: Private Sale Date: 30/11/2020 Rooms: 5

Property Type: House (Res)

**Account** - Darren Jones | P: 9432 2544 | F: 9432 2537





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.

**Agent Comments** 

**Agent Comments**