

## 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

unit 1/21 Lorimer Street, Greensborough Vic 3088

#### Indicative selling price

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

Range between \$600,000 & \$660,000

#### Median sale price

Median price \$660,000 House Unit X Suburb Greensborough

Period - From 01/04/2017 to 30/06/2017 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	2/63 Harborne St MACLEOD 3085	\$640,000	01/07/2017
2	4/16 Hart Av GREENSBOROUGH 3088	\$630,000	29/03/2017
3	2/15 Alexandra St GREENSBOROUGH 3088	\$600,000	18/03/2017

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.

unit 1/21 Lorimer Street, Greensborough Vic 3088



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**Indicative Selling Price**

\$600,000 - \$660,000

**Median Unit Price**

June quarter 2017: \$660,000



3 2 2

**Rooms:** 8

**Property Type:** Unit

**Land Size:** 327 sqm approx

**Agent Comments**

This character filled weather board home is located a short walk to the Greensborough Shopping Center, Train Station, Schools, Cafe's and all other local amenities. The house comprises of three bedrooms, central bathroom, laundry with shower and toilet, three separate living areas and a DLUG.

## Comparable Properties



**2/63 Harborne St MACLEOD 3085 (REI)**

**Agent Comments**

3 1 2

**Price:** \$640,000

**Method:** Auction Sale

**Date:** 01/07/2017

**Rooms:** 5

**Property Type:** Unit

**Land Size:** 318 sqm approx



**4/16 Hart Av GREENSBOROUGH 3088 (REI)**

**Agent Comments**

3 1 2

**Price:** \$630,000

**Method:** Private Sale

**Date:** 29/03/2017

**Rooms:** -

**Property Type:** Unit

**Land Size:** 209 sqm approx



**2/15 Alexandra St GREENSBOROUGH 3088 (REI)**

**Agent Comments**

3 1 2

**Price:** \$600,000

**Method:** Auction Sale

**Date:** 18/03/2017

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 274 sqm approx