

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

1/184 Henry Street, Greensborough Vic 3088

Indicative selling price

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

Range between \$720,000 & \$790,000

Median sale price

Median price \$805,000 House X Unit Suburb Greensborough

Period - From 01/01/2018 to 31/12/2018 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		
3		

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.

1/184 Henry Street, Greensborough Vic 3088

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Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$720,000 - \$790,000
Median House Price
Year ending December 2018: \$805,000

Comparable Properties



1/148 Nell St GREENSBOROUGH 3088
(REI/VG)

Agent Comments



Price: \$780,000
Method: Private Sale
Date: 01/10/2018
Rooms: -
Property Type: House
Land Size: 453 sqm approx

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.