

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

2/4 Vermont Parade, Greensborough Vic 3088

Indicative selling price

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

Range between \$600,000

&

\$635,000

Median sale price

Median price \$600,000

House

Unit

X

Suburb Greensborough

Period - From 01/07/2016

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	4/31 Paterson Cr GREENSBOROUGH 3088	\$640,000	17/06/2017
2	15a Bungay St WATSONIA 3087	\$620,000	03/06/2017
3	1/4 Box Rd BRIAR HILL 3088	\$590,000	27/05/2017

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.~~



Rooms:
Property Type: Unit
Agent Comments



Comparable Properties



4/31 Paterson Cr GREENSBOROUGH 3088 (REI)

Agent Comments



Price: \$640,000
Method: Auction Sale
Date: 17/06/2017
Rooms: 4
Property Type: Unit



15a Bungay St WATSONIA 3087 (REI)

Agent Comments



Price: \$620,000
Method: Auction Sale
Date: 03/06/2017
Rooms: 4
Property Type: House (Res)



1/4 Box Rd BRIAR HILL 3088 (REI)

Agent Comments



Price: \$590,000
Method: Auction Sale
Date: 27/05/2017
Rooms: 4
Property Type: House (Res)
Land Size: 392 sqm approx