

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

76 Sainsbury Avenue, Greensborough Vic 3088

Indicative selling price

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

Range between \$650,000 & \$700,000

Median sale price

Median price \$810,000 Property Type House Suburb Greensborough

Period - From 01/07/2020 to 30/09/2020 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	Price	Date of sale
1	18 Trist St WATSONIA NORTH 3087	\$690,000	07/05/2020
2	214 Hickling Av GREENSBOROUGH 3088	\$680,000	17/04/2020
3	6 Bungay St WATSONIA 3087	\$660,000	27/05/2020

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.~~

This Statement of Information was prepared on:

16/10/2020 12:33



Property Type: House (Previously Occupied - Detached)

Land Size: 560 sqm approx

[Agent Comments](#)

Indicative Selling Price

\$650,000 - \$700,000

Median House Price

September quarter 2020: \$810,000

Comparable Properties



18 Trist St WATSONIA NORTH 3087 (REI/VG)



[Agent Comments](#)

Extra bedroom at this property - similar land size

Price: \$690,000

Method: Private Sale

Date: 07/05/2020

Rooms: 4

Property Type: House

Land Size: 616 sqm approx



214 Hickling Av GREENSBOROUGH 3088 (VG)



[Agent Comments](#)

Extra bedroom at this property - similar land size

Price: \$680,000

Method: Sale

Date: 17/04/2020

Property Type: House (Res)

Land Size: 534 sqm approx



6 Bungay St WATSONIA 3087 (REI/VG)



[Agent Comments](#)

Extra bedroom at this property - similar land size

Price: \$660,000

Method: Private Sale

Date: 27/05/2020

Rooms: 6

Property Type: House (Res)

Land Size: 530 sqm approx