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 betweer	n \$650,000		&		\$700,000				
Median sale price									
Median price	\$810,000	Pro	Property Type		House		Suburb	Greensborough	
Period - From	01/07/2020	to	30/09/2020)	So	urce	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.

Ado	dress 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



DARREN JONES





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) 3 1 1 1 1 Price: \$690,000 Method: Private Sale Date: 07/05/2020 Rooms: 4 Property Type: House Land Size: 616 sqm approx	Agent Comments Extra bedroom at this property - similar land size
214 Hickling Av GREENSBOROUGH 3088 (VG) 3	Agent Comments Extra bedroom at this property - similar land size
6 Bungay St WATSONIA 3087 (REI/VG) 3 1 2 Price: \$660,000 Method: Private Sale Date: 27/05/2020 Rooms: 6 Property Type: House (Res) Land Size: 530 sqm approx	Agent Comments Extra bedroom at this property - similar land size

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.