

## 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

4 Sophie Place Greensborough VIC 3088

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,000,000

&

\$1,100,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$755,000

Property type

House

Suburb

Greensborough

Period-from

01 Oct 2018

to

30 Sep 2019

Source

Corelogic

### 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 6 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

|   |             |           |
|---|-------------|-----------|
| 6 Beela Close Greensborough VIC 3088      | \$1,125,000 | 07-Sep-19 |
| 20 Palmerston Avenue Bundoora VIC 3083    | \$1,156,000 | 26-Sep-19 |
| 56 Killarney Ridge Greensborough VIC 3088 | \$1,179,000 | 10-Sep-19 |

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 6 months.~~

This Statement of Information was prepared on: 15 October 2019



**6 Beela Close Greensborough VIC 3088**

Sold Price

**\$1,125,000**

Sold Date

**07-Sep-19**

 4  3  2

Distance

**0.9km**



**20 Palmerston Avenue Bundoora VIC 3083**

Sold Price

<sup>RS</sup> **\$1,156,000** <sup>UN</sup>

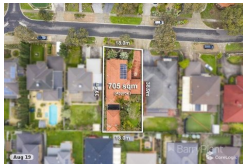
Sold Date

**26-Sep-19**

 4  2  2

Distance

**1.26km**



**56 Killarney Ridge Greensborough VIC 3088**

Sold Price

<sup>RS</sup> **\$1,179,000**

Sold Date

**10-Sep-19**

 4  3  2

Distance

**1.31km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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