

David Moxon 9467 5444 0413 673 636 dmoxon@barryplant.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sa

Address Including suburb and postcode	514 Greensborough Road, Greensborough Vic 3088
·	

Indicative selling price

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

Range between	\$800,000	&	\$880,000

Median sale price

Median price	\$815,500	Hou	ise X	Unit		Suburb	Greensborough
Period - From	01/04/2017	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

1	11 Donald St GREENSBOROUGH 3088	\$876,000	13/05/2017
2	60 Princes St WATSONIA 3087	\$830,000	17/06/2017
3	5 Cam St GREENSBOROUGH 3088	\$817,000	03/06/2017

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.

Account - Barry Plant Bundoora | P: 03 9467 5444 | F: 03 9467 5988

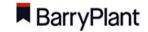




Price

Date of sale

Generated: 09/10/2017 15:01



David Moxon 9467 5444 0413 673 636 dmoxon@barryplant.com.au

Indicative Selling Price \$800,000 - \$880,000 **Median House Price** June quarter 2017: \$815,500

Rooms:

Property Type: House (Previously

Occupied - Detached) Land Size: 882 sqm approx

Agent Comments

Comparable Properties



11 Donald St GREENSBOROUGH 3088 (REI)



Price: \$876,000 Method: Auction Sale Date: 13/05/2017 Rooms: 4

Property Type: House (Res) Land Size: 609 sqm approx

60 Princes St WATSONIA 3087 (REI/VG)

1 3





Price: \$830,000 Method: Auction Sale Date: 17/06/2017

Rooms: 5

Property Type: House (Res) Land Size: 696 sqm approx

Agent Comments

Agent Comments









Price: \$817,000 Method: Auction Sale Date: 03/06/2017 Rooms: 4

Property Type: House (Res) Land Size: 610 sqm approx

Agent Comments

Account - Barry Plant Bundoora | P: 03 9467 5444 | F: 03 9467 5988

Generated: 09/10/2017 15:01



