

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

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 House 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	Price	Date of sale
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.~~

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)

Agent Comments



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)

Agent Comments



Price: \$830,000

Method: Auction Sale

Date: 17/06/2017

Rooms: 5

Property Type: House (Res)

Land Size: 696 sqm approx



5 Cam St GREENSBOROUGH 3088 (REI/VG)

Agent Comments



Price: \$817,000

Method: Auction Sale

Date: 03/06/2017

Rooms: 4

Property Type: House (Res)

Land Size: 610 sqm approx