

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

157 Elder Street Greensborough VIC 3088

Indicative selling price

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

Single Price

or range
between

\$650,000

&

\$695,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$800,000

*House

X

*Unit

Suburb

Greensborough

Period-from

01 Apr 2018

to

31 Mar 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 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

3 Karee Court Greensborough VIC 3088	\$759,000	20-Oct-18
35 Kanowindra Crescent Greensborough VIC 3088	\$675,000	26-Nov-18
88 Delta Road Greensborough VIC 3088	\$680,000	10-Nov-18

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.~~

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3 Karee Court Greensborough VIC 3088

 3
  2
  1

Sold Price

\$759,000

Sold Date

20-Oct-18

Distance

0.26km


35 Kanowindra Crescent Greensborough VIC 3088

 3
  1
  1

Sold Price

\$675,000

Sold Date

26-Nov-18

Distance

0.37km


88 Delta Road Greensborough VIC 3088

 3
  1
  1

Sold Price

\$680,000

Sold Date

10-Nov-18

Distance

0.58km

RS = Recent sale

UN = Undisclosed Sale

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