

## 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

63 Warwick Road, Greensborough Vic 3088

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$640,000 &amp; \$690,000

## Median sale price

Median price \$815,000 House X Unit Suburb Greensborough

Period - From 01/07/2018 to 30/09/2018 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	88 Delta Rd GREENSBOROUGH 3088	\$680,000	10/11/2018
2	162 Nell St GREENSBOROUGH 3088	\$675,000	17/11/2018
3	17 Law St BRIAR HILL 3088	\$645,000	06/06/2018

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.