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Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	y offered	for sale
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Address Including suburb and postcode	183 Plenty River Drive, Greensborough Vic 3088

Indicative selling price

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

Range between	\$750,000	&	\$810,000
			<u> </u>

Median sale price

Median price	\$825,000	Hou	ise X	Unit			Suburb	Greensborough
Period - From	01/04/2018	to	30/06/2018		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.

Ad	dress of comparable property	Price	Date of sale
1	11 Hamilton Ct WATSONIA NORTH 3087	\$795,000	22/03/2018
2	27 Gillingham St WATSONIA NORTH 3087	\$760,000	17/03/2018
3	14 Nandaly Ct GREENSBOROUGH 3088	\$750,000	23/05/2018

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.

Account - Darren Jones | P: 9432 2544 | F: 9432 2537



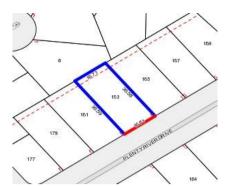


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Indicative Selling Price \$750,000 - \$810,000 **Median House Price** June quarter 2018: \$825,000





Property Type: Land Land Size: 613 sqm approx

Agent Comments

Comparable Properties



11 Hamilton Ct WATSONIA NORTH 3087

(REI/VG)

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Price: \$795.000 Method: Private Sale Date: 22/03/2018

Rooms: 5

Property Type: House (Res) Land Size: 533 sqm approx

Agent Comments



27 Gillingham St WATSONIA NORTH 3087

(REI/VG)

1 3





Price: \$760.000 Method: Auction Sale Date: 17/03/2018

Rooms: 5

Property Type: House (Res) Land Size: 536 sqm approx

Agent Comments

Agent Comments



14 Nandaly Ct GREENSBOROUGH 3088 (REI)

1 3





Price: \$750,000 Method: Private Sale Date: 23/05/2018

Rooms: -

Property Type: House Land Size: 640 sqm approx

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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