

## 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 183 Plenty River Drive, 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 \$750,000 & \$810,000

**Median sale price**

Median price \$825,000 House 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.

	Address 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.



**Rooms:**

**Property Type:** Land

**Land Size:** 613 sqm approx

**Agent Comments**

## Comparable Properties



**11 Hamilton Ct WATSONIA NORTH 3087 (REI/VG)**

**Agent Comments**



**Price:** \$795,000

**Method:** Private Sale

**Date:** 22/03/2018

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 533 sqm approx



**27 Gillingham St WATSONIA NORTH 3087 (REI/VG)**

**Agent Comments**



**Price:** \$760,000

**Method:** Auction Sale

**Date:** 17/03/2018

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 536 sqm approx



**14 Nandaly Ct GREENSBOROUGH 3088 (REI)**

**Agent Comments**



**Price:** \$750,000

**Method:** Private Sale

**Date:** 23/05/2018

**Rooms:** -

**Property Type:** House

**Land Size:** 640 sqm approx