

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

2 Kell Street, Greensborough Vic 3088

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$730,000

&

\$800,000

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 | 6 Mckenzie Ct GREENSBOROUGH 3088 | \$790,000 | 29/04/2017 |
| 2 | 5 Kell St GREENSBOROUGH 3088 | \$776,000 | 24/06/2017 |
| 3 | 5 Glenice St GREENSBOROUGH 3088 | \$740,000 | 27/05/2017 |

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.~~



3 1 1

Rooms: 6

Property Type: House

Land Size: 666 sqm approx

Agent Comments

We have been asked by our vendor in writing that this home is to go to auction. They will not consider any offers made before.

Comparable Properties



6 McKenzie Ct GREENSBOROUGH 3088 (REI/VG)

Agent Comments

3 1 4

Price: \$790,000

Method: Auction Sale

Date: 29/04/2017

Rooms: 6

Property Type: House

Land Size: 612 sqm approx



5 Kell St GREENSBOROUGH 3088 (REI/VG)

Agent Comments

3 1 1

Price: \$776,000

Method: Auction Sale

Date: 24/06/2017

Rooms: 5

Property Type: House (Res)

Land Size: 620 sqm approx



5 Glenice St GREENSBOROUGH 3088 (REI/VG)

Agent Comments

3 1 3

Price: \$740,000

Method: Auction Sale

Date: 27/05/2017

Rooms: 5

Property Type: House

Land Size: 580 sqm approx