

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

12 Glenice Street, Greensborough Vic 3088

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

Single price \$830,000

Median sale price

Median price \$855,000

House

X

Unit

Suburb

Greensborough

Period - From 01/04/2017

to

31/03/2018

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	15 Illoura St WATSONIA 3087	\$831,000	12/05/2018
2	9 Peters St WATSONIA 3087	\$830,000	23/01/2018
3	35 Duncan Av GREENSBOROUGH 3088	\$820,000	30/01/2018

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.



3 2 3

Rooms:
Property Type: House
Land Size: 593 sqm approx
Agent Comments

Indicative Selling Price

\$830,000

Median House Price

Year ending March 2018: \$855,000

Comparable Properties



15 Illoura St WATSONIA 3087 (REI)

Agent Comments

3 2 2

Price: \$831,000
Method: Auction Sale
Date: 12/05/2018
Rooms: 7
Property Type: House
Land Size: 450 sqm approx



9 Peters St WATSONIA 3087 (VG)

Agent Comments

3 - -

Price: \$830,000
Method: Sale
Date: 23/01/2018
Rooms: -
Property Type: House (Res)
Land Size: 607 sqm approx



35 Duncan Av GREENSBOROUGH 3088 (REI/VG)

Agent Comments

3 2 1

Price: \$820,000
Method: Sold Before Auction
Date: 30/01/2018
Rooms: -
Property Type: House (Res)
Land Size: 553 sqm approx