

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

Indicative selling price

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

Range between &

Median sale price

Median price House Unit Suburb
Period - From to Source

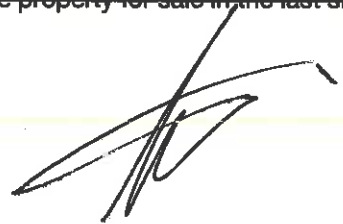
Comparable property sales (*Delete A or B below as applicable)

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	8/50 Scotland Av GREENSBOROUGH 3088	\$510,000	27/05/2017
2	2/177 Mountain View Rd GREENSBOROUGH 3088	\$505,000	08/04/2017
3	1/72 Nell St GREENSBOROUGH 3088	\$460,000	09/06/2017

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.~~





2 1 1

Rooms: 4
Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
 \$460,000 - \$500,000
Median Unit Price
 June quarter 2017: \$660,000

This very comfortable 2 Bedroom unit is ideally set in a much prized, highly desired and centrally located quiet residential living locale. The residence is discretely positioned in a private cul-de-sac and offers all the benefits associated with a low-maintenance easy living lifestyle. Includes: Kitchen/Meals, Lounge Living, Family Bathroom, Polished timber flooring, 1 level living throughout, Ducted heating, Single Carport, additional off-street parking, private rear courtyard with paved Patio Outdoor Sitting area and much more. All amenities and services are easily accessible.

Comparable Properties



8/50 Scotland Av GREENSBOROUGH 3088 (REI/VG)

2 1 1

Price: \$510,000
Method: Auction Sale
Date: 27/05/2017
Rooms: 3
Property Type: Unit
Land Size: 175 sqm approx

Agent Comments

Contemporary Style, Brick Veneer, 2 Bedrooms (each with BIR's), Previously re-modelled Kitchen/Meals, Lounge Living, Family Bathroom, Single Garage & Off-Street Parking, Enclosed rear Courtyard, Established Lawn & Garden Bed areas Well Presented, Slight Dating Evident.



2/177 Mountain View Rd GREENSBOROUGH 3088 (REI/VG)

2 1 1

Price: \$505,000
Method: Auction Sale
Date: 08/04/2017
Rooms: 3
Property Type: Unit
Land Size: 1813 sqm approx

Agent Comments

Contemporary Style, Brick & Brick Veneer, 2 Bedrooms (each with BIR's), Modern light-filled Kitchen/Meals, Lounge Living, Family Bathroom, Single Garage & Off-Street Parking, Rear paved Outdoor Sitting area, Established Lawn & Garden Bed areas Well Presented.



1/72 Nell St GREENSBOROUGH 3088 (REI/VG)

2 1 1

Price: \$460,000
Method: Private Sale
Date: 09/06/2017
Rooms: 3
Property Type: House
Land Size: 129 sqm approx

Agent Comments

Conventional Style (c1960's), Brick Veneer, 2 Bedrooms (each with BIR's), Kitchen/Meals, Lounge Living, Family Bathroom, Single Carport & Off-Street Parking, Enclosed rear Courtyard, Established Lawn & Garden Bed areas Well Presented, Dating Evident.