

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](http://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	22 Warralong Av GREENSBOROUGH 3088	\$780,000	02/12/2017
2	3 Booyan Cr GREENSBOROUGH 3088	\$759,000	16/12/2017
3	215 Nell St GREENSBOROUGH 3088	\$743,000	18/11/2017

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.



**Rooms:**  
**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 564 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$740,000 - \$790,000  
**Median House Price**  
 Year ending December 2017: \$832,500

## Comparable Properties



**22 Warralong Av GREENSBOROUGH 3088 (REI)** Agent Comments



**Price:** \$780,000  
**Method:** Auction Sale  
**Date:** 02/12/2017  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 590 sqm approx



**3 Booyan Cr GREENSBOROUGH 3088 (REI)** Agent Comments



**Price:** \$759,000  
**Method:** Auction Sale  
**Date:** 16/12/2017  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 537 sqm approx



**215 Nell St GREENSBOROUGH 3088 (REI/VG)** Agent Comments



**Price:** \$743,000  
**Method:** Auction Sale  
**Date:** 18/11/2017  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 530 sqm approx