

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

3 Frances Avenue, Greensborough Vic 3088

Indicative selling price

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

Range between

\$670,000

&

\$730,000

Median sale price

Median price

\$777,500

Property Type

House

Suburb

Greensborough

Period - From

01/07/2019

to

30/09/2019

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 | 5 Grace Ct VIEWBANK 3084 | \$730,000 | 31/08/2019 |
| 2 | 64 Sainsbury Av GREENSBOROUGH 3088 | \$725,000 | 04/06/2019 |
| 3 | 10 Russell St GREENSBOROUGH 3088 | \$720,000 | 10/08/2019 |

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.~~

This Statement of Information was prepared on:

08/11/2019 11:13



 3  1  1

Property Type: House
Land Size: 583 sqm approx
Agent Comments

Indicative Selling Price
\$670,000 - \$730,000
Median House Price
September quarter 2019: \$777,500

Comparable Properties



5 Grace Ct VIEWBANK 3084 (REI/VG)

Agent Comments

 3  1  2

Price: \$730,000
Method: Auction Sale
Date: 31/08/2019
Rooms: 4
Property Type: House (Res)
Land Size: 559 sqm approx



64 Sainsbury Av GREENSBOROUGH 3088 (REI/VG)

Agent Comments

 3  1  1

Price: \$725,000
Method: Private Sale
Date: 04/06/2019
Rooms: 4
Property Type: House
Land Size: 615 sqm approx



10 Russell St GREENSBOROUGH 3088 (REI/VG)

Agent Comments

 3  1  2

Price: \$720,000
Method: Auction Sale
Date: 10/08/2019
Rooms: 4
Property Type: House (Res)
Land Size: 536 sqm approx