

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

102 Warralong Avenue Greensborough VIC 3088

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$660,000

&

\$726,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$810,000

*House

X

*Unit

Suburb

Greensborough

Period-from

01 Feb 2018

to

31 Jan 2019

Source

Corelogic

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

3 Allima Avenue Yallambie VIC 3085	\$670,000	03-Jan-19
3 Karee Court Greensborough VIC 3088	\$759,000	20-Oct-18
31 Tarcoola Drive Yallambie VIC 3085	\$715,000	24-Oct-18

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.~~

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3 Allima Avenue Yallambie VIC 3085

3 2 2

Sold Price

\$670,000

Sold Date

03-Jan-19

Distance

0.4km


3 Karee Court Greensborough VIC 3088

3 2 1

Sold Price

\$759,000

Sold Date

20-Oct-18

Distance

0.57km


31 Tarcoola Drive Yallambie VIC 3085

3 2 2

Sold Price

\$715,000

Sold Date

24-Oct-18

Distance

0.61km

RS = Recent sale

UN = Undisclosed Sale

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