

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

2/3 Monty Street, Greensborough Vic 3088

Indicative selling price

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

Range between \$599,000 & \$650,000

Median sale price

Median price \$805,000 House X Unit Suburb Greensborough

Period - From 01/01/2018 to 31/12/2018 Source REIV

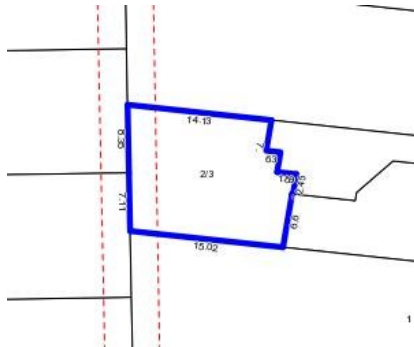
Comparable property sales (*Delete A or B below as applicable)

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	3/123 Mountain View Rd BRIAR HILL 3088	\$650,000	15/10/2018
2	1/5 Rattray Rd MONTMORENCY 3094	\$640,000	07/08/2018
3	1/35-37 William St GREENSBOROUGH 3088	\$615,000	10/11/2018

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  1

Rooms:

Property Type: House (Res)

Land Size: 231 sqm approx

Agent Comments

Indicative Selling Price

\$599,000 - \$650,000

Median House Price

Year ending December 2018: \$805,000

Comparable Properties



3/123 Mountain View Rd BRIAR HILL 3088 (VG)

Agent Comments

 3  -  -

Price: \$650,000

Method: Sale

Date: 15/10/2018

Rooms: -

Property Type: Flat/Unit/Apartment (Res)



1/5 Rattray Rd MONTMORENCY 3094 (REI/VG) Agent Comments

 3  1  1

Price: \$640,000

Method: Private Sale

Date: 07/08/2018

Rooms: 6

Property Type: Unit



1/35-37 William St GREENSBOROUGH 3088 (REI/VG)

Agent Comments

 3  1  2

Price: \$615,000

Method: Auction Sale

Date: 10/11/2018

Rooms: 5

Property Type: Unit