

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

5/40 Hailes Street 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

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Greensborough

Period-from

01 May 2020

to

30 Apr 2021

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 6 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 Diamond Boulevard Greensborough VIC 3088	\$686,000	28-Apr-21
10B Lemon Tree Lane Greensborough VIC 3088	\$772,500	04-May-21

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 6 months.

This Statement of Information was prepared on: 26 May 2021



**1 Diamond Boulevard
Greensborough VIC 3088**

 3  2  1

Sold Price

^{RS} **\$686,000**

Sold Date

28-Apr-21

Distance

1.96km



**10B Lemon Tree Lane
Greensborough VIC 3088**

 3  2  1

Sold Price

^{RS} **\$772,500**

Sold Date

04-May-21

Distance

0.86km

RS = Recent sale

UN = Undisclosed Sale

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