

## 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

4/8 Ulmara Place, Greensborough Vic 3088

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$665,000

## Median sale price

Median price \$621,100

House

Unit

X

Suburb Greensborough

Period - From 01/10/2016

to 30/09/2017

Source REIV

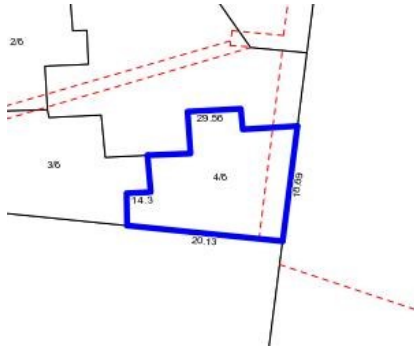
## Comparable property sales (\*Delete A or B below as applicable)

**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	2/152 Nell St GREENSBOROUGH 3088	\$665,000	25/11/2017
2	3/15 Scotland Av GREENSBOROUGH 3088	\$652,500	11/11/2017
3	31 Kempston St GREENSBOROUGH 3088	\$652,000	14/10/2017

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:** Townhouse  
 (Single)  
**Agent Comments**

**Indicative Selling Price**

\$665,000

**Median Unit Price**

Year ending September 2017: \$621,100

## Comparable Properties



**2/152 Nell St GREENSBOROUGH 3088 (REI)**

**Agent Comments**



**Price:** \$665,000  
**Method:** Auction Sale  
**Date:** 25/11/2017  
**Rooms:** -  
**Property Type:** Unit



**3/15 Scotland Av GREENSBOROUGH 3088 (REI)**

**Agent Comments**



**Price:** \$652,500  
**Method:** Auction Sale  
**Date:** 11/11/2017  
**Rooms:** 4  
**Property Type:** Townhouse (Res)



**31 Kempston St GREENSBOROUGH 3088 (REI)**

**Agent Comments**



**Price:** \$652,000  
**Method:** Auction Sale  
**Date:** 14/10/2017  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 358 sqm approx