

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

13 Clydebank Street, Greensborough Vic 3088

Indicative selling price

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

Single price

\$599,000

Median sale price

Median price

\$603,750

Property Type

Unit

Suburb

Greensborough

Period - From

01/07/2018

to

30/06/2019

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	2/71 Plenty La GREENSBOROUGH 3088	\$615,000	21/03/2019
2	4/28-30 Hoban Av MONTMORENCY 3094	\$610,000	12/06/2019
3	2/12 Eldale Av GREENSBOROUGH 3088	\$602,500	24/06/2019

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:

16/09/2019 13:42



Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



2/71 Plenty La GREENSBOROUGH 3088
(REI/VG)

Agent Comments



Price: \$615,000

Method: Expression of Interest

Date: 21/03/2019

Rooms: 4

Property Type: Townhouse (Single)

Land Size: 142 sqm approx



4/28-30 Hoban Av MONTMORENCY 3094
(REI/VG)

Agent Comments



Price: \$610,000

Method: Private Sale

Date: 12/06/2019

Rooms: 4

Property Type: Unit

Land Size: 185 sqm approx



2/12 Eldale Av GREENSBOROUGH 3088
(REI/VG)

Agent Comments



Price: \$602,500

Method: Private Sale

Date: 24/06/2019

Rooms: 4

Property Type: Townhouse (Res)

Land Size: 111 sqm approx