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

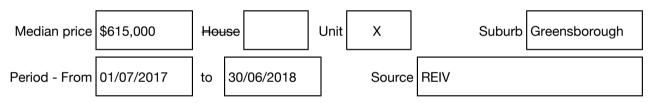
31 Plenty Lane, Greensborough Vic 3088

Indicative selling price

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

Range between	\$580,000	&	\$625,000	

Median sale price



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	5/40 Hailes St GREENSBOROUGH 3088	\$626,000	17/03/2018	
2	20 Wembley CI BRIAR HILL 3088	\$599,000	08/04/2018	
3	4/94-100 Nepean St WATSONIA 3087	\$575,000	22/06/2018	

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.

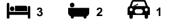
Account - Darren Jones | P: 9432 2544 | F: 9432 2537

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.





Rooms: Property Type: House Land Size: 380 sqm approx Agent Comments Indicative Selling Price \$580,000 - \$625,000 Median Unit Price Year ending June 2018: \$615,000

Comparable Properties



5/40 Hailes St GREENSBOROUGH 3088 (REI/VG)

20 Wembley CI BRIAR HILL 3088 (REI/VG)

à 1



Price: \$626,000 Method: Auction Sale Date: 17/03/2018 Rooms: 4 Property Type: Unit Land Size: 811 sqm approx

Agent Comments

Agent Comments



Price: \$599,000 Method: Private Sale Date: 08/04/2018

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Rooms: -Property Type: House (Res) Land Size: 322 sqm approx



4/94-100 Nepean St WATSONIA 3087 (REI/VG) Agent Comments



Price: \$575,000 Method: Private Sale Date: 22/06/2018 Rooms: 7 Property Type: Unit

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