

## 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](http://consumer.vic.gov.au/underquoting)

Range between \$580,000

&amp;

\$625,000

## Median sale price

Median price \$615,000

House

Unit

X

Suburb Greensborough

Period - From 01/07/2017

to

30/06/2018

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	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.



3 2 1

**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)**

**Agent Comments**

3 2 2

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



**20 Wembley Ct BRIAR HILL 3088 (REI/VG)**

**Agent Comments**

3 1 1

**Price:** \$599,000  
**Method:** Private Sale  
**Date:** 08/04/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 322 sqm approx



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

**Agent Comments**

3 1 2

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