

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

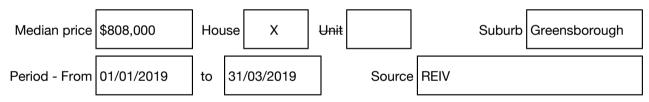
1 Sunderland Rise, Greensborough Vic 3088

Indicative selling price

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

Range between \$670,000	&	\$720,000
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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.

Ad	dress of comparable property	Price	Date of sale
1	4 Oonah CI ELTHAM NORTH 3095	\$715,000	21/03/2019
2	2 Punari Mews ELTHAM 3095	\$695,000	11/06/2019
3	65 Hume St GREENSBOROUGH 3088	\$679,950	11/04/2019

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.

Account - Barry Plant Bundoora | P: 03 9467 5444 | F: 03 9467 5988

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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 (Res) Land Size: 856 sqm approx Agent Comments Indicative Selling Price \$670,000 - \$720,000 Median House Price March quarter 2019: \$808,000

Comparable Properties

4 Oonah CI ELTHAM NORTH 3095 (REI/VG) → 3 → 2 → 2 Price: \$715,000 Method: Private Sale Date: 21/03/2019 Rooms: - Property Type: House (Res) Land Size: 895 sqm approx	Agent Comments
2 Punari Mews ELTHAM 3095 (REI) Price: \$695,000 Method: Private Sale Date: 11/06/2019 Rooms: - Property Type: House Land Size: 907 sqm approx	Agent Comments
65 Hume St GREENSBOROUGH 3088 (REI/VG) 3 1 2 Price: \$679,950 Method: Private Sale Date: 11/04/2019 Rooms: - Property Type: House (Res) Land Size: 876 sqm approx	Agent Comments

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REIV

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