

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

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

#### Median sale price

Median price \$808,000 House X Unit Suburb Greensborough

Period - From 01/01/2019 to 31/03/2019 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	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.



 3  2  4

**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)**

[Agent Comments](#)

 3  2  2

**Price:** \$715,000

**Method:** Private Sale

**Date:** 21/03/2019

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 895 sqm approx



**2 Punari Mews ELTHAM 3095 (REI)**

[Agent Comments](#)

 3  2  1

**Price:** \$695,000

**Method:** Private Sale

**Date:** 11/06/2019

**Rooms:** -

**Property Type:** House

**Land Size:** 907 sqm approx



**65 Hume St GREENSBOROUGH 3088 (REI/VG)**

[Agent Comments](#)

 3  1  2

**Price:** \$679,950

**Method:** Private Sale

**Date:** 11/04/2019

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 876 sqm approx