

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

3/47 Warwick Road, Greensborough Vic 3088

Indicative selling price

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

Single price \$620,000

Median sale price

Median price \$603,750

House

Unit

X

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	2/18 Vermont Pde GREENSBOROUGH 3088	\$620,000	29/06/2019
2	2/71 Plenty La GREENSBOROUGH 3088	\$615,000	21/03/2019
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.



Rooms:

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



2/18 Vermont Pde GREENSBOROUGH 3088 (REI)

Agent Comments



Price: \$620,000

Method: Auction Sale

Date: 29/06/2019

Rooms: -

Property Type: Unit

Land Size: 300 sqm approx



2/71 Plenty La GREENSBOROUGH 3088 (REI)

Agent Comments



Price: \$615,000

Method: Expression of Interest

Date: 21/03/2019

Rooms: 4

Property Type: Townhouse (Single)



2/12 Eldale Av GREENSBOROUGH 3088 (REI)

Agent Comments



Price: \$602,500

Method: Private Sale

Date: 24/06/2019

Rooms: 4

Property Type: Townhouse (Res)

Land Size: 111 sqm approx