

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

11 Duncan Avenue, Greensborough Vic 3088

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$700,000

&

\$750,000

Median sale price

Median price \$859,000

House

X

Unit

Suburb

Greensborough

Period - From 01/10/2017

to

31/12/2017

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	165 Elder St GREENSBOROUGH 3088	\$717,500	07/10/2017
2	4 Saul Ct GREENSBOROUGH 3088	\$692,500	09/12/2017
3	237 Greensborough Rd MACLEOD 3085	\$682,000	19/10/2017

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.