

# 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

3/8 Ulmara Place, 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

&

\$710,000

### Median sale price

Median price \$670,000

Property Type Unit

Suburb Greensborough

Period - From 01/10/2019

to 31/12/2019

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	4/8 Ulmara PI GREENSBOROUGH 3088	\$700,000	22/11/2019
2	1/239 Nepean St GREENSBOROUGH 3088	\$690,000	22/02/2020
3	2/32 Jessop St GREENSBOROUGH 3088	\$675,000	14/12/2019

**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.~~

This Statement of Information was prepared on:

16/03/2020 12:23



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**Property Type:** Unit  
**Land Size:** 325 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$670,000 - \$710,000  
**Median Unit Price**  
 December quarter 2019: \$670,000

## Comparable Properties



**4/8 Ulmara Pl GREENSBOROUGH 3088 (REI/VG)**

**Agent Comments**

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**Price:** \$700,000  
**Method:** Private Sale  
**Date:** 22/11/2019  
**Rooms:** 5  
**Property Type:** Unit  
**Land Size:** 325 sqm approx



**1/239 Nepean St GREENSBOROUGH 3088 (REI)**

**Agent Comments**

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**Price:** \$690,000  
**Method:** Auction Sale  
**Date:** 22/02/2020  
**Rooms:** 4  
**Property Type:** Unit



**2/32 Jessop St GREENSBOROUGH 3088 (REI/VG)**

**Agent Comments**

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**Price:** \$675,000  
**Method:** Auction Sale  
**Date:** 14/12/2019  
**Rooms:** 4  
**Property Type:** Unit