# 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									
Range betweer	n \$670,000		&		\$710,000				
Median sale price									
Median price	\$670,000	Pro	operty Type	Unit			Suburb	Greensborough	
Period - From	01/10/2019	to	31/12/2019		So	urce	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.

Ado	dress 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







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 PI GREENSBOROUGH 3088 (REI/VG) → 3 → 1 → 1 Price: \$700,000 Method: Private Sale Date: 22/11/2019 Rooms: 5 Property Type: Unit Land Size: 325 sqm approx	Agent Comments
1/239 Nepean St GREENSBOROUGH 3088 (REI)   Image: 1 Image: 2   Price: \$690,000   Method: Auction Sale   Date: 22/02/2020   Rooms: 4   Property Type: Unit	Agent Comments
2/32 Jessop St GREENSBOROUGH 3088 (REI/VG) Price: \$675,000 Method: Auction Sale Date: 14/12/2019 Rooms: 4 Property Type: Unit	Agent Comments

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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.