

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

4 Lodge Street, Greensborough Vic 3088

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

Range between \$690,000

&

\$750,000

Median sale price

Median price \$789,000

House

X

Unit

Suburb Greensborough

Period - From 01/10/2016

to

30/09/2017

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	161 Henry St GREENSBOROUGH 3088	\$740,000	17/10/2017
2	165 Elder St GREENSBOROUGH 3088	\$717,500	07/10/2017
3	48 Duncan Av GREENSBOROUGH 3088	\$690,000	15/07/2017

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.



Rooms:

Property Type: House

Land Size: 641.57 sqm approx

Agent Comments

Comparable Properties



161 Henry St GREENSBOROUGH 3088 (REI)

Agent Comments



Price: \$740,000

Method: Private Sale

Date: 17/10/2017

Rooms: 4

Property Type: House (Res)

Land Size: 594 sqm approx



165 Elder St GREENSBOROUGH 3088 (REI)

Agent Comments



Price: \$717,500

Method: Auction Sale

Date: 07/10/2017

Rooms: 5

Property Type: House (Res)

Land Size: 594 sqm approx



48 Duncan Av GREENSBOROUGH 3088 (REI/VG)

Agent Comments



Price: \$690,000

Method: Auction Sale

Date: 15/07/2017

Rooms: 5

Property Type: House

Land Size: 540 sqm approx