

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 Kundy Close, Greensborough Vic 3088
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Indicative selling price

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

Range between	\$700,000	&	\$770,000
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Median sale price

Median price	\$825,000	House	X	Unit		Suburb	Greensborough
Period - From	01/04/2018	to	30/06/2018	Source	REIV		

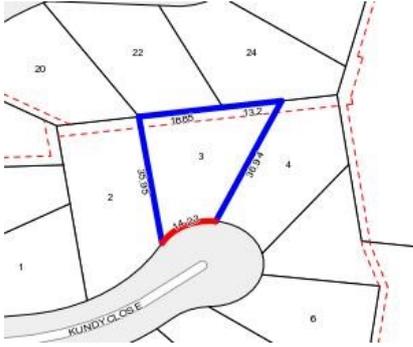
Comparable property sales (*Delete A or B below as applicable)

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	3 Yatama Ct GREENSBOROUGH 3088	\$767,500	02/04/2018
2	3 Kalista Cr WATSONIA NORTH 3087	\$747,000	30/06/2018
3	2 Gillingham St WATSONIA NORTH 3087	\$705,000	13/06/2018

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 (Previously Occupied - Detached)
Land Size: 715 sqm approx
 Agent Comments

Indicative Selling Price
 \$700,000 - \$770,000
Median House Price
 June quarter 2018: \$825,000

Comparable Properties



3 Yatama Ct GREENSBOROUGH 3088 (REI/VG) Agent Comments



Price: \$767,500
Method: Private Sale
Date: 02/04/2018
Rooms: 6
Property Type: House (Res)
Land Size: 582 sqm approx



3 Kalista Cr WATSONIA NORTH 3087 (REI) Agent Comments



Price: \$747,000
Method: Auction Sale
Date: 30/06/2018
Rooms: 6
Property Type: House (Res)
Land Size: 532 sqm approx



2 Gillingham St WATSONIA NORTH 3087 (REI) Agent Comments



Price: \$705,000
Method: Private Sale
Date: 13/06/2018
Rooms: -
Property Type: House (Res)
Land Size: 535 sqm approx