



3 1 1

Rooms: 5

Property Type: House (Res)

Land Size: 573 sqm

Agent Comments

Comparable Properties



21 Duncan Av GREENSBOROUGH 3088 (REI)

Agent Comments

3 1 2

Renovated.

Price: \$677,000

Method: Auction Sale

Date: 08/04/2017

Rooms: 4

Property Type: House (Res)

Land Size: 377 sqm



82 Henry St GREENSBOROUGH 3088 (REI/VG)

Agent Comments

1 2 2

Price: \$645,000

Method: Auction Sale

Date: 03/12/2016

Rooms: 3

Property Type: House

Land Size: 541 sqm



127 Harborne St MACLEOD 3085 (REI)

Agent Comments

3 2 1

Price: \$631,000

Method: Auction Sale

Date: 13/05/2017

Rooms: 4

Property Type: House (Res)

Land Size: 655 sqm

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

6 Paterson Crescent, Greensborough Vic 3088

Indicative selling price

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

Range between

\$620,000

&

\$682,000

Median sale price

Median price

\$740,000

House

X

Suburb

Greensborough

Period - From

01/01/2017

to

31/03/2017

Source

REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
21 Duncan Av GREENSBOROUGH 3088	\$677,000	08/04/2017
82 Henry St GREENSBOROUGH 3088	\$645,000	03/12/2016
127 Harborne St MACLEOD 3085	\$631,000	13/05/2017