hockingstuart

Dean Rutland 03 9499 5611 0415 545 787 drutland@hockingstuart.com.au

Indicative Selling Price \$620,000 - \$682,000 **Median House Price** March quarter 2017: \$740,000





Rooms: 5

Property Type: House (Res) Land Size: 573 sqm **Agent Comments**

Comparable Properties



21 Duncan Av GREENSBOROUGH 3088 (REI)

Agent Comments Renovated.

Agent Comments

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

Date: 03/12/2016





Price: \$645,000 Method: Auction Sale

Rooms: 3

Property Type: House Land Size: 541 sqm



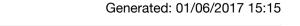
127 Harborne St MACLEOD 3085 (REI)

-3

Price: \$631,000 Method: Auction Sale Date: 13/05/2017 Rooms: 4

Property Type: House (Res) Land Size: 655 sqm

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for	sale
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Address	6 Paterson Crescent, Greensborough Vic 3088
Including suburb and	,
postcode	

Indicative selling price

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

Range between	\$620,000	&	\$682,000
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Median sale price

Median price	\$740,000	Н	ouse X	Sub	burb	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



