

## 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

18 Forest Street, Greensborough Vic 3088

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,100,000

&amp;

\$1,210,000

## Median sale price

Median price \$805,000

House

X

Unit

Suburb Greensborough

Period - From 01/01/2018

to

31/12/2018

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	11 Macka Av GREENSBOROUGH 3088	\$1,290,000	01/01/2019
2	50 Symon Cr GREENSBOROUGH 3088	\$1,191,000	29/08/2018
3	17 Crest St GREENSBOROUGH 3088	\$1,110,000	15/09/2018

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:**

**Agent Comments**

## Comparable Properties



**11 Macka Av GREENSBOROUGH 3088 (REI)**

**Agent Comments**

4 2 3

**Price:** \$1,290,000

**Method:** Private Sale

**Date:** 01/01/2019

**Rooms:** -

**Property Type:** House

**Land Size:** 808 sqm approx



**50 Symon Cr GREENSBOROUGH 3088 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$1,191,000

**Method:** Private Sale

**Date:** 29/08/2018

**Rooms:** -

**Property Type:** House

**Land Size:** 845 sqm approx



**17 Crest St GREENSBOROUGH 3088 (REI/VG)**

**Agent Comments**

4 2 3

**Price:** \$1,110,000

**Method:** Auction Sale

**Date:** 15/09/2018

**Rooms:** 9

**Property Type:** House

**Land Size:** 1432 sqm approx