

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

2/91 Hailes Street, Greensborough Vic 3088

Indicative selling price

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

Range between \$660,000

&

\$690,000

Median sale price

Median price \$615,000

House

Unit

X

Suburb

Greensborough

Period - From 01/04/2018

to

31/03/2019

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	2/55 Delta Rd GREENSBOROUGH 3088	\$735,000	23/02/2019
2	11/88 Greenhill Rd GREENSBOROUGH 3088	\$670,000	01/02/2019
3	2/9 Ester St GREENSBOROUGH 3088	\$655,000	24/04/2019

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.



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Rooms:
Property Type:
 Flat/Unit/Apartment (Res)
 Agent Comments

Indicative Selling Price

\$660,000 - \$690,000

Median Unit Price

Year ending March 2019: \$615,000

Comparable Properties



2/55 Delta Rd GREENSBOROUGH 3088 (REI/VG)

Agent Comments

4 2 2

Price: \$735,000
Method: Sold Before Auction
Date: 23/02/2019
Rooms: 5
Property Type: Unit
Land Size: 327 sqm approx



11/88 Greenhill Rd GREENSBOROUGH 3088 (REI/VG)

Agent Comments

3 1 1

Price: \$670,000
Method: Private Sale
Date: 01/02/2019
Rooms: -
Property Type: Unit
Land Size: 361 sqm approx



2/9 Ester St GREENSBOROUGH 3088 (REI)

Agent Comments

3 2 2

Price: \$655,000
Method: Private Sale
Date: 24/04/2019
Rooms: -
Property Type: Unit