

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	2/91 Hailes Street, Greensborough Vic 3088
Including suburb and	
postcode	

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	Hou	se	Unit	Х		Suburb	Greensborough
Period - From	01/04/2018	to	31/03/2019		Source	REIV		

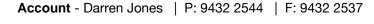
Comparable property sales (*Delete A or B below as applicable)

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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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)





Price: \$735.000

Method: Sold Before Auction

Date: 23/02/2019 Rooms: 5

Property Type: Unit

Land Size: 327 sqm approx

Agent Comments



11/88 Greenhill Rd GREENSBOROUGH 3088

(REI/VG)

1 3





Price: \$670.000 Method: Private Sale Date: 01/02/2019

Rooms: -

Property Type: Unit

Land Size: 361 sqm approx

Agent Comments



2/9 Ester St GREENSBOROUGH 3088 (REI)

1 3





Agent Comments

Price: \$655,000 Method: Private Sale Date: 24/04/2019

Rooms: -

Property Type: Unit

Account - Darren Jones | P: 9432 2544 | F: 9432 2537





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