

STATEMENT OF INFORMATION

2/40 HAILES STREET, GREENSBOROUGH, VIC 3088

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STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



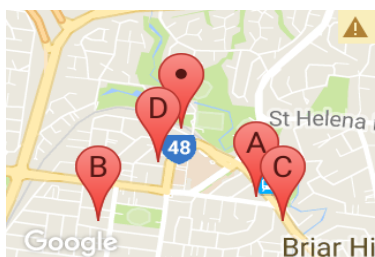
2/40 HAILES STREET, GREENSBOROUGH, 2 1 1

Indicative Selling Price

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

Price Range: **380,000 to 420,000**

MEDIAN SALE PRICE



GREENSBOROUGH, VIC, 3088

Suburb Median Sale Price (Unit)

\$552,500

01 July 2016 to 30 June 2017

Provided by:

COMPARABLE PROPERTIES

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.



10/8 GRIMSHAW ST, GREENSBOROUGH, VIC 2 1 1

Sale Price

\$420,000

Sale Date: 05/04/2017

Distance from Property: 689m



4/23 MCDOWELL ST, GREENSBOROUGH, VIC 2 1 2

Sale Price

\$547,000

Sale Date: 30/03/2017

Distance from Property: 858m



1/261 PARA RD, GREENSBOROUGH, VIC 3088 2 1 2

Sale Price

\$487,500

Sale Date: 03/03/2017

Distance from Property: 938m



This report has been compiled on 22/09/2017 by Wayne Hutchinson. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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2/22 LORIMER ST, GREENSBOROUGH, VIC

 2  1  1

Sale Price

\$521,000

Sale Date: 12/01/2017

Distance from Property: 285m



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2/40 HAILES STREET, GREENSBOROUGH, VIC 3088

Indicative selling price

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

Price Range:

380,000 to 420,000

Median sale price

Median price

\$552,500

House

Unit

X


Suburb

GREENSBOROUGH

Period

01 July 2016 to 30 June 2017

Source



Comparable property sales

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
10/8 GRIMSHAW ST, GREENSBOROUGH, VIC 3088	\$420,000	05/04/2017
4/23 MCDOWELL ST, GREENSBOROUGH, VIC 3088	\$547,000	30/03/2017
1/261 PARA RD, GREENSBOROUGH, VIC 3088	\$487,500	03/03/2017
2/22 LORIMER ST, GREENSBOROUGH, VIC 3088	\$521,000	12/01/2017