

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

486 Greensborough Road, Greensborough Vic 3088

Indicative selling price

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

Range between \$740,000 & \$810,000

Median sale price

Median price \$859,000 House X Unit Suburb Greensborough

Period - From 01/10/2017 to 31/12/2017 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	512 Greensborough Rd GREENSBOROUGH 3088	\$860,000	25/11/2017
2	248 Nepean St GREENSBOROUGH 3088	\$800,000	28/10/2017
3	27 Booyan Cr GREENSBOROUGH 3088	\$750,000	01/11/2017

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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Indicative Selling Price

\$740,000 - \$810,000

Median House Price

December quarter 2017: \$859,000



 4  2  3

Rooms:

Property Type: House (Res)

Land Size: 665 sqm approx

Agent Comments

Comparable Properties



512 Greensborough Rd GREENSBOROUGH 3088 (REI)

Agent Comments

 3  2  1

Price: \$860,000

Method: Auction Sale

Date: 25/11/2017

Rooms: 5

Property Type: House (Res)



248 Nepean St GREENSBOROUGH 3088 (REI)

Agent Comments

 3  1  2

Price: \$800,000

Method: Auction Sale

Date: 28/10/2017

Rooms: 5

Property Type: House (Res)

Land Size: 598 sqm approx



27 Booyan Cr GREENSBOROUGH 3088 (REI/VG)

Agent Comments

 4  2  1

Price: \$750,000

Method: Private Sale

Date: 01/11/2017

Rooms: 10

Property Type: House (Res)

Land Size: 584 sqm approx