

David Moxon 9467 5444 0413 673 636 dmoxon@barryplant.com.au

#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

Address	486 Greensborough Road, Greensborough Vic 3088
Including suburb and	
postcode	

#### 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	Ηοι	use X	Unit		Si	uburb	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.

Ad	dress 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

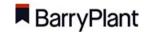
#### OR

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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\$740,000 - \$810,000 **Median House Price** December quarter 2017: \$859,000

**Indicative Selling Price** 



Property Type: House (Res)

Rooms:



## Comparable Properties

512 Greensborough Rd GREENSBOROUGH

3088 (REI) **--** 3

Price: \$860,000 Method: Auction Sale Date: 25/11/2017

Rooms: 5

Property Type: House (Res)

**Agent Comments** 



248 Nepean St GREENSBOROUGH 3088 (REI) Agent Comments

**1** 3

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)

Price: \$750,000 Method: Private Sale Date: 01/11/2017 Rooms: 10

Property Type: House (Res) Land Size: 584 sqm approx

**Agent Comments** 

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