

## 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

4/40 Hailes Street, Greensborough Vic 3088

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$400,000

&amp;

\$440,000

**Median sale price**

Median price \$560,000

House

Unit

X

Suburb

Greensborough

Period - From 01/04/2018

to

30/06/2018

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	12/8-14 Grimshaw St GREENSBOROUGH 3088	\$430,000	08/05/2018
2	26/265 Para Rd GREENSBOROUGH 3088	\$425,000	20/07/2018
3	38/265 Para Rd GREENSBOROUGH 3088	\$420,000	08/05/2018

**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**

\$400,000 - \$440,000

**Median Unit Price**

June quarter 2018: \$560,000



**Rooms:**

**Property Type:** Strata Unit/Flat

**Agent Comments**



## Comparable Properties



**12/8-14 Grimshaw St GREENSBOROUGH 3088** Agent Comments  
(REI/VG)



**Price:** \$430,000

**Method:** Private Sale

**Date:** 08/05/2018

**Rooms:** -

**Property Type:** Unit



**26/265 Para Rd GREENSBOROUGH 3088 (REI)** Agent Comments



**Price:** \$425,000

**Method:** Sold Before Auction

**Date:** 20/07/2018

**Rooms:** 5

**Property Type:** Apartment



**38/265 Para Rd GREENSBOROUGH 3088 (REI)** Agent Comments



**Price:** \$420,000

**Method:** Private Sale

**Date:** 08/05/2018

**Rooms:** -

**Property Type:** Apartment