

Daniel Leibowitz 03 9432 2544 0428 812 636 daniel@darrenjones.com.au

### Statement of Information

# Single residential property located in the Melbourne metropolitan area

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

Property offered for s	sale
Address	4/40 Hailes Street, Greensborough Vic 3088

Address	4/40 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	\$400,000	&	\$440,000
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#### Median sale price

Median price	\$560,000	Hou	Ise	Unit	х	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.

Add	dress 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.

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



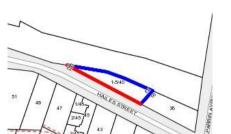


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Indicative Selling Price \$400,000 - \$440,000 Median Unit Price June quarter 2018: \$560,000





Rooms

Property Type: Strata Unit/Flat

**Agent Comments** 

## Comparable Properties



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

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**4** 

**Price:** \$430,000 **Method:** Private Sale **Date:** 08/05/2018

Rooms: -

Property Type: Unit



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

**-**2

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

**-**2

**i** 

**y** 1

**6** □ 1

**Price:** \$420,000 **Method:** Private Sale **Date:** 08/05/2018

Rooms: -

Property Type: Apartment

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