



Laura Rodgers
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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

3 Glen Valley Court, Greensborough Vic 3088

Indicative selling price

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

Range between \$850,000

&

\$920,000

Median sale price

Median price \$815,500

House

X

Unit

Suburb Greensborough

Period - From 01/04/2017

to

30/06/2017

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	58 Sainsbury Av GREENSBOROUGH 3088	\$914,000	20/05/2017
2	29 Warralong Av GREENSBOROUGH 3088	\$879,000	14/09/2017
3	8 Gibcoe St GREENSBOROUGH 3088	\$860,000	12/08/2017

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

\$850,000 - \$920,000

Median House Price

June quarter 2017: \$815,500



4 2 2

Rooms:

Property Type: Residential

Land Size: 583 sqm approx

Agent Comments

Comparable Properties



58 Sainsbury Av GREENSBOROUGH 3088 (REI)

3 2 2

Price: \$914,000

Method: Auction Sale

Date: 20/05/2017

Rooms: 5

Property Type: House (Res)

Land Size: 747 sqm approx

Agent Comments

Smaller home but updated throughout and only two living areas.



29 Warralong Av GREENSBOROUGH 3088 (REI)

3 2 2

Price: \$879,000

Method: Sold Before Auction

Date: 14/09/2017

Rooms: -

Property Type: House (Res)

Land Size: 648 sqm approx

Agent Comments

Smaller home and dated throughout but on a bigger block.



8 Gibcoe St GREENSBOROUGH 3088 (REI)

4 2 3

Price: \$860,000

Method: Auction Sale

Date: 12/08/2017

Rooms: 6

Property Type: House (Res)

Land Size: 678 sqm approx

Agent Comments

Similar size home on a bigger block but two on the one block with shared drive way.