

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

1/201 Elder Street, Greensborough Vic 3088

Indicative selling price

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

Range between \$760,000

&

\$820,000

Median sale price

Median price \$621,100

House

Unit

X

Suburb

Greensborough

Period - From 01/10/2016

to

30/09/2017

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	142 Elder St GREENSBOROUGH 3088	\$815,000	12/08/2017
2	7/12 Kett St LOWER PLENTY 3093	\$810,000	23/09/2017
3	3/10 Main Rd LOWER PLENTY 3093	\$785,000	26/07/2017

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.~~



3 2 2

Rooms:

Property Type: House

Land Size: 361 sqm approx

Agent Comments

Comparable Properties



142 Elder St GREENSBOROUGH 3088 (REI)

Agent Comments

3 2 2

Price: \$815,000

Method: Auction Sale

Date: 12/08/2017

Rooms: -

Property Type: House (Res)



7/12 Kett St LOWER PLENTY 3093 (REI)

Agent Comments

3 2 2

Price: \$810,000

Method: Auction Sale

Date: 23/09/2017

Rooms: 6

Property Type: Townhouse (Res)

Land Size: 322 sqm approx



3/10 Main Rd LOWER PLENTY 3093 (REI/VG)

Agent Comments

3 2 2

Price: \$785,000

Method: Private Sale

Date: 26/07/2017

Rooms: -

Property Type: Townhouse (Res)

Land Size: 192 sqm approx