

## 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

2/157 Henry 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 \$685,000

&amp;

\$750,000

## Median sale price

Median price \$615,000

House

Unit

X

Suburb

Greensborough

Period - From 01/04/2018

to

31/03/2019

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	3/29 Para Rd LOWER PLENTY 3093	\$755,000	25/05/2019
2	1/12 Yando St GREENSBOROUGH 3088	\$720,000	13/07/2019
3	2/91 Hailes St GREENSBOROUGH 3088	\$670,000	26/06/2019

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**

\$685,000 - \$750,000

**Median Unit Price**

Year ending March 2019: \$615,000



3 -

**Rooms:**

**Property Type:** Townhouse  
(Single)

**Land Size:** 282 sqm approx

**Agent Comments**

## Comparable Properties

3/29 Para Rd LOWER PLENTY 3093 (REI)

**Agent Comments**

3 2 2

**Price:** \$755,000

**Method:** Auction Sale

**Date:** 25/05/2019

**Rooms:** -

**Property Type:** Townhouse (Res)



1/12 Yando St GREENSBOROUGH 3088 (REI)

**Agent Comments**

3 2 2

**Price:** \$720,000

**Method:** Auction Sale

**Date:** 13/07/2019

**Rooms:** 6

**Property Type:** Townhouse (Res)

**Land Size:** 460 sqm approx



2/91 Hailes St GREENSBOROUGH 3088 (REI)

**Agent Comments**

3 1 2

**Price:** \$670,000

**Method:** Private Sale

**Date:** 26/06/2019

**Rooms:** 4

**Property Type:** Unit