

Rina Ma 03 9467 5444 0477 773 333 rma@barryplant.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 sale						
Address Including suburb and postcode						

## Indicative selling price

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For the meaning of this	price see consumer.	vic.gov.au/	underd	Juotii 19

Range between	\$570,000	&	\$620,000

#### Median sale price

Median price	\$800,000	Hou	ise X		Unit			Suburb	Greensborough
Period - From	01/04/2018	to	31/03/201	9		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	168 Henry St GREENSBOROUGH 3088	\$645,500	01/06/2019
2	8 Russell St GREENSBOROUGH 3088	\$630,000	18/05/2019
3	6 Yerrawa Dr WATSONIA 3087	\$620,000	26/06/2019

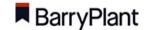
#### OR

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 \$570,000 - \$620,000 Median House Price Year ending March 2019: \$800,000





# Comparable Properties



168 Henry St GREENSBOROUGH 3088 (REI)

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Price: \$645,500 Method: Auction Sale Date: 01/06/2019 Rooms: 5

Property Type: House (Res)

**Agent Comments** 



8 Russell St GREENSBOROUGH 3088

(REI/VG)





Price: \$630,000 Method: Auction Sale Date: 18/05/2019 Rooms: 5

Property Type: House Land Size: 530 sqm approx **Agent Comments** 



6 Yerrawa Dr WATSONIA 3087 (REI)

**-**3





Agent Comments

Price: \$620,000 Method: Private Sale Date: 26/06/2019 Rooms: 5

**Property Type:** House (Res) **Land Size:** 557 sqm approx

**Account** - Barry Plant Bundoora | P: 03 9467 5444 | F: 03 9467 5988





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