

## 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

10 Russell 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 \$570,000

&

\$620,000

#### Median sale price

Median price \$800,000

House

X

Unit

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	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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**Rooms:**  
**Property Type:**  
Agent Comments

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

## Comparable Properties



**168 Henry St GREENSBOROUGH 3088 (REI)** Agent Comments



**Price:** \$645,500  
**Method:** Auction Sale  
**Date:** 01/06/2019  
**Rooms:** 5  
**Property Type:** House (Res)



**8 Russell St GREENSBOROUGH 3088 (REI/VG)** Agent Comments



**Price:** \$630,000  
**Method:** Auction Sale  
**Date:** 18/05/2019  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 530 sqm approx



**6 Yerrawa Dr WATSONIA 3087 (REI)** Agent Comments



**Price:** \$620,000  
**Method:** Private Sale  
**Date:** 26/06/2019  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 557 sqm approx