

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	17 Wanbanna Avenue, Greensborough Vic 3088
Including suburb and	-
postcode	

Indicative selling price

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

Range between \$600,000	&	\$650,000
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Median sale price

Median price	\$763,500	Hou	ise X	Unit		;	Suburb	Greensborough
Period - From	01/10/2018	to	31/12/2018		Source	REIV		

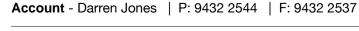
Comparable property sales (*Delete A or B below as applicable)

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 20 Weatherlake St WATSONIA 3087 \$660,000 22/02/2019 2 68 Middleton St WATSONIA NORTH 3087 \$635,000 04/12/2018 3 78 Diamond Creek Rd GREENSBOROUGH 3088 \$630,000 03/11/2018

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.

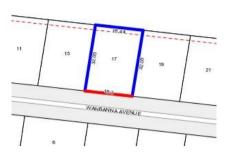






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Property Type: House (Previously

Occupied - Detached) Land Size: 589 sqm approx

Agent Comments

Indicative Selling Price \$600,000 - \$650,000 **Median House Price** December quarter 2018: \$763,500

Comparable Properties



20 Weatherlake St WATSONIA 3087 (REI/VG)

-- 3



Price: \$660,000 Method: Private Sale Date: 22/02/2019

Rooms: 4

Property Type: House (Res) Land Size: 602 sqm approx



68 Middleton St WATSONIA NORTH 3087

(REI/VG)

-3





Price: \$635,000

Method: Expression of Interest

Date: 04/12/2018

Rooms: 5

Property Type: House Land Size: 544 sqm approx



78 Diamond Creek Rd GREENSBOROUGH

3088 (REI/VG)

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6

Price: \$630,000 Method: Private Sale Date: 03/11/2018

Rooms: -

Property Type: House Land Size: 823 sqm approx

Agent Comments

Agent Comments

Agent Comments

Account - Darren Jones | P: 9432 2544 | F: 9432 2537





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