

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 17 Wanbanna Avenue, Greensborough Vic 3088

Indicative selling price

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

Range between \$600,000 & \$650,000

Median sale price

Median price \$763,500 House 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.



3 Bedrooms - 1 Bathroom - 1 Car

Rooms:

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)

Agent Comments

3 Bedrooms - 1 Bathroom - 1 Car

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)

Agent Comments

3 Bedrooms - 1 Bathroom - 1 Car

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)

Agent Comments

3 Bedrooms - 1 Bathroom - 3 Cars

Price: \$630,000

Method: Private Sale

Date: 03/11/2018

Rooms: -

Property Type: House

Land Size: 823 sqm approx