

# 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

234 Elder 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

\$770,000

&

\$830,000

### Median sale price

Median price

\$777,500

Property Type

House

Suburb

Greensborough

Period - From

01/07/2019

to

30/09/2019

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	6 Elder St WATSONIA 3087	\$830,000	12/10/2019
2	2 Paton Ct GREENSBOROUGH 3088	\$808,000	31/08/2019
3	8 Frances Av GREENSBOROUGH 3088	\$790,000	26/10/2019

**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.~~

This Statement of Information was prepared on:

12/11/2019 09:42



 3  2  3

**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 685 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$770,000 - \$830,000  
**Median House Price**  
September quarter 2019: \$777,500

## Comparable Properties



**6 Elder St WATSONIA 3087 (REI)**

**Agent Comments**

 3  2  1

**Price:** \$830,000  
**Method:** Auction Sale  
**Date:** 12/10/2019  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 704 sqm approx



**2 Paton Ct GREENSBOROUGH 3088 (REI)**

**Agent Comments**

 3  1  2

**Price:** \$808,000  
**Method:** Private Sale  
**Date:** 31/08/2019  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 644 sqm approx



**8 Frances Av GREENSBOROUGH 3088 (REI)**

**Agent Comments**

 3  1  2

**Price:** \$790,000  
**Method:** Auction Sale  
**Date:** 26/10/2019  
**Property Type:** House (Res)  
**Land Size:** 588 sqm approx