### Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

## Property offered for sale

234 Elder Street, Greensborough Vic 3088
, , , , , , , , , , , , , , , , , , ,

#### Indicative selling price

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

#### Median sale price

Median price	\$777,500	Pro	perty 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

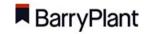
Add	dress of comparable property	Price	Date of sale
1	6 Elder St WATSONIA 3087	\$830,000	12/10/2019
2	2 Paton Ct GREENSBOROUGH 3088	\$808,000	31/08/2019
3	8 Frances Av GREENSBOROUGH 3088	\$790,000	26/10/2019

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties 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









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)



Price: \$830,000 Method: Auction Sale Date: 12/10/2019 Rooms: 5

Property Type: House (Res) Land Size: 704 sqm approx

**Agent Comments** 



2 Paton Ct GREENSBOROUGH 3088 (REI)

3





Price: \$808.000 Method: Private Sale Date: 31/08/2019 Rooms: 5

Property Type: House Land Size: 644 sqm approx Agent Comments



8 Frances Av GREENSBOROUGH 3088 (REI)

**---** 3



Price: \$790,000 Method: Auction Sale Date: 26/10/2019

Property Type: House (Res) Land Size: 588 sqm approx **Agent Comments** 

Account - Barry Plant | P: 03 9842 8888



