

# 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

8 Omaru Rise, 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

\$750,000

&

\$820,000

### Median sale price

Median price

\$825,500

Property Type

House

Suburb

Greensborough

Period - From

01/10/2019

to

31/12/2019

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	5 Dwyer PI GREENSBOROUGH 3088	\$825,000	16/11/2019
2	9 Turner St BRIAR HILL 3088	\$812,500	26/11/2019
3	244 st helena Rd GREENSBOROUGH 3088	\$780,000	25/02/2020

**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:

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**Indicative Selling Price**

\$750,000 - \$820,000

**Median House Price**

December quarter 2019: \$825,500



 3  2  2

**Property Type:** House

**Land Size:** 787 sqm approx

**Agent Comments**

## Comparable Properties



**5 Dwyer PI GREENSBOROUGH 3088 (REI/VG)** **Agent Comments**

 4  2  2

**Price:** \$825,000

**Method:** Auction Sale

**Date:** 16/11/2019

**Property Type:** House (Res)

**Land Size:** 775 sqm approx



**9 Turner St BRIAR HILL 3088 (REI)** **Agent Comments**

 4  2  2

**Price:** \$812,500

**Method:** Private Sale

**Date:** 26/11/2019

**Property Type:** House (Res)

**Land Size:** 801 sqm approx



**244 st helena Rd GREENSBOROUGH 3088 (REI)** **Agent Comments**

 3  2  2

**Price:** \$780,000

**Method:** Private Sale

**Date:** 25/02/2020

**Property Type:** House