

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

23 Viewgrand Way, Greensborough Vic 3088

Indicative selling price

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

Range between

\$815,000

&

\$865,000

Median sale price

Median price

\$805,000

House

X

Unit

Suburb or locality

Greensborough

Period - From

01/01/2018

to

31/12/2018

Source

REIV

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

A* These are the three properties sold within five kilometres of the property for sale in the last eighteen 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	47 Sunrise Dr GREENSBOROUGH 3088	\$905,000	28/02/2019
2	7 Tallaroon Ct GREENSBOROUGH 3088	\$878,000	12/07/2018
3	197 Beales Rd ST HELENA 3088	\$810,000	25/02/2019

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.



Rooms:
Property Type: Land
Land Size: 716 sqm approx
Agent Comments

Indicative Selling Price
 \$815,000 - \$865,000
Median House Price
 Year ending December 2018: \$805,000

Comparable Properties



47 Sunrise Dr GREENSBOROUGH 3088 (REI) **Agent Comments**



Price: \$905,000
Method: Private Sale
Date: 28/02/2019
Rooms: 8
Property Type: House (Res)
Land Size: 886 sqm approx



7 Tallaroon Ct GREENSBOROUGH 3088 (VG) **Agent Comments**



Price: \$878,000
Method: Sale
Date: 12/07/2018
Rooms: -
Property Type: House (Res)
Land Size: 989 sqm approx



197 Beales Rd ST HELENA 3088 (REI) **Agent Comments**



Price: \$810,000
Method: Private Sale
Date: 25/02/2019
Rooms: 7
Property Type: House (Res)
Land Size: 810 sqm approx