

#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

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

Property offered for sa
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Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$1,280,000	&	\$1,350,000
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#### Median sale price

Median price	\$815,000	Hou	use X	Unit			Suburb	Greensborough
Period - From	01/07/2018	to	30/09/2018		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.

Ad	dress of comparable property	Price	Date of sale
1	12 Sunrise Dr GREENSBOROUGH 3088	\$1,320,000	20/10/2018
2	3 Burns Ct ELTHAM NORTH 3095	\$1,268,000	02/06/2018
3	19 Progress Rd ELTHAM NORTH 3095	\$1,200,000	08/09/2018

#### 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.

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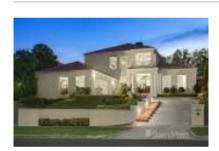
Rooms:

Property Type: House (Res) Land Size: 808 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$1,280,000 - \$1,350,000 **Median House Price** September quarter 2018: \$815,000

## Comparable Properties



12 Sunrise Dr GREENSBOROUGH 3088 (REI)





Price: \$1,320,000 Method: Private Sale Date: 20/10/2018

Rooms: 7

Property Type: House (Res) Land Size: 1092 sqm approx

3 Burns Ct ELTHAM NORTH 3095 (REI)







Price: \$1,268,000 Method: Auction Sale Date: 02/06/2018

Rooms: -

Property Type: House (Res) Land Size: 952 sqm approx

19 Progress Rd ELTHAM NORTH 3095 (REI)







Price: \$1,200,000 Method: Private Sale Date: 08/09/2018

Rooms: -

Property Type: House Land Size: 791 sqm approx **Agent Comments** 

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