

## 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<br>Including suburb and<br>postcode | 11 Macka Avenue, 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 | \$1,280,000 | & | \$1,350,000 |
|---------------|-------------|---|-------------|

#### Median sale price

|               |            |       |            |        |      |        |               |
|---------------|------------|-------|------------|--------|------|--------|---------------|
| Median price  | \$815,000  | House | 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.

|   | Address 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.



**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)**

**Agent Comments**



**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)**

**Agent Comments**



**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)**

**Agent Comments**



**Price:** \$1,200,000

**Method:** Private Sale

**Date:** 08/09/2018

**Rooms:** -

**Property Type:** House

**Land Size:** 791 sqm approx