

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

10/50 Scotland Avenue, Greensborough Vic 3088

Indicative selling price

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

Range between \$550,000 & \$600,000

Median sale price

Median price \$622,500 Property Type Unit Suburb Greensborough

Period - From 01/01/2020 to 31/12/2020 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	2/2 Fernside Av BRIAR HILL 3088	\$585,000	12/12/2020
2	2/177 Mountain View Rd GREENSBOROUGH 3088	\$550,000	24/12/2020
3			

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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2 1 1

Rooms: 3
Property Type: Unit
Agent Comments

Indicative Selling Price
\$550,000 - \$600,000
Median Unit Price
Year ending December 2020: \$622,500

Comparable Properties



2/2 Fernside Av BRIAR HILL 3088 (REI)

Agent Comments

2 1 1

Price: \$585,000
Method: Private Sale
Date: 12/12/2020
Property Type: Unit



2/177 Mountain View Rd GREENSBOROUGH 3088 (REI/VG)

Agent Comments

2 1 1

Price: \$550,000
Method: Private Sale
Date: 24/12/2020
Property Type: Unit
Land Size: 181 sqm approx

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.