

## 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

12 Greta Street, 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

\$900,000

&

\$990,000

#### Median sale price

Median price

\$830,000

House

X

Unit

Suburb

Greensborough

Period - From

01/10/2017

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 | 76 Alexandra St GREENSBOROUGH 3088 | \$1,120,000 | 14/07/2018   |
| 2 | 19 Boyd St GREENSBOROUGH 3088      | \$972,500   | 13/10/2018   |
| 3 | 282 Elder St GREENSBOROUGH 3088    | \$900,000   | 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.



 4  3  0

**Rooms:**  
**Property Type:** House  
**Land Size:** 607 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$900,000 - \$990,000  
**Median House Price**  
 Year ending September 2018: \$830,000

## Comparable Properties



**76 Alexandra St GREENSBOROUGH 3088 (REI/VG)**

**Agent Comments**

 5  2  4

**Price:** \$1,120,000  
**Method:** Private Sale  
**Date:** 14/07/2018  
**Rooms:** 7  
**Property Type:** House  
**Land Size:** 743.70 sqm approx



**19 Boyd St GREENSBOROUGH 3088 (REI)**

**Agent Comments**

 4  2  3

**Price:** \$972,500  
**Method:** Auction Sale  
**Date:** 13/10/2018  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 702 sqm approx



**282 Elder St GREENSBOROUGH 3088 (REI)**

**Agent Comments**

 4  2  2

**Price:** \$900,000  
**Method:** Auction Sale  
**Date:** 08/09/2018  
**Rooms:** -  
**Property Type:** House (Res)