

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

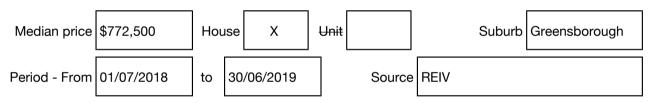
7 Viewgrand Way, Greensborough Vic 3088

Indicative selling price

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

 Range between
 \$990,000
 &
 \$1,089,000

Median sale price



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	27 Erinne Ct ST HELENA 3088	\$1,056,000	10/08/2019
2	179 Weidlich Rd ELTHAM NORTH 3095	\$1,005,000	15/06/2019
3	5 Evergreen Vw ELTHAM NORTH 3095	\$991,000	22/05/2019

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.

Account - Barry Plant Bundoora | P: 03 9467 5444 | F: 03 9467 5988

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.











Rooms: Property Type: House Land Size: 722.218 sqm approx Agent Comments Indicative Selling Price \$990,000 - \$1,089,000 Median House Price Year ending June 2019: \$772,500

Comparable Properties

(ma)	27 Erinne Ct ST HELENA 3088 (REI) 1 4 1 2 2 2	Agent Comments
	Price: \$1,056,000 Method: Auction Sale Date: 10/08/2019	_
	Rooms: - Property Type: House (Res) Land Size: 838 sqm approx	
	179 Weidlich Rd ELTHAM NORTH 3095 (REI) 179 4 🙀 2 🏟 2	Agent Comments
		-
	Price: \$1,005,000 Method: Auction Sale	
	Date: 15/06/2019	
E Sur	Rooms: 10	
	Property Type: House (Res) Land Size: 1037 sqm approx	
	5 Evergreen Vw ELTHAM NORTH 3095 (REI)	Agent Comments
	4 🙀 2 🋱 2	
	Price: \$991,000	
	Method: Sold Before Auction	
	Date: 22/05/2019	
	Rooms: - Property Type: Townhouse (Res)	

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propertydata

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