

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

Median price \$772,500 House X Unit Suburb Greensborough

Period - From 01/07/2018 to 30/06/2019 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	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.



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



27 Erinne Ct ST HELENA 3088 (REI)

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)

Agent Comments



Price: \$1,005,000
Method: Auction Sale
Date: 15/06/2019
Rooms: 10
Property Type: House (Res)
Land Size: 1037 sqm approx

5 Evergreen Vw ELTHAM NORTH 3095 (REI)

Agent Comments



Price: \$991,000
Method: Sold Before Auction
Date: 22/05/2019
Rooms: -
Property Type: Townhouse (Res)