

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

2/3 Ridge Road, Greensborough Vic 3088

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$800,000 & \$860,000

Median sale price

Median price \$645,000 House Unit X 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	4/11 Lyell Pde GREENSBOROUGH 3088	\$860,000	17/09/2018
2	3/46 Diamond Creek Rd GREENSBOROUGH 3088	\$820,000	21/06/2018
3	2/29 Mayona Rd MONTMORENCY 3094	\$800,000	25/08/2018

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.

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Indicative Selling Price

\$800,000 - \$860,000

Median Unit Price

September quarter 2018: \$645,000



3 3 2

Rooms:

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties

4/11 Lyell Pde GREENSBOROUGH 3088 (REI)

Agent Comments

4 2 2

Price: \$860,000

Method: Private Sale

Date: 17/09/2018

Rooms: -

Property Type: Unit



3/46 Diamond Creek Rd GREENSBOROUGH 3088 (REI/VG)

Agent Comments

3 3 2

Price: \$820,000

Method: Sold Before Auction

Date: 21/06/2018

Rooms: 8

Property Type: Townhouse (Res)



2/29 Mayona Rd MONTMORENCY 3094 (REI/VG)

Agent Comments

3 2 1

Price: \$800,000

Method: Auction Sale

Date: 25/08/2018

Rooms: -

Property Type: Unit

Land Size: 351 sqm approx