

## 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

10-12 De Blonay Crescent, 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 \$690,000 &amp; \$759,000

**Median sale price**

Median price \$832,500 House X Unit Suburb Greensborough

Period - From 01/01/2017 to 31/12/2017 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	86 Warralong Av GREENSBOROUGH 3088	\$751,000	04/11/2017
2	4 Lodge St GREENSBOROUGH 3088	\$740,000	02/12/2017
3	165 Elder St GREENSBOROUGH 3088	\$717,500	07/10/2017

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.

10-12 De Blonay Crescent, Greensborough Vic 3088

DARREN JONES

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**Indicative Selling Price**

\$690,000 - \$759,000

**Median House Price**

Year ending December 2017: \$832,500



**Rooms:**

**Property Type:**

**Agent Comments**

## Comparable Properties



**86 Warralong Av GREENSBOROUGH 3088 (REI)**

**Agent Comments**



**Price:** \$751,000

**Method:** Private Sale

**Date:** 04/11/2017

**Rooms:** -

**Property Type:** House (Res)



**4 Lodge St GREENSBOROUGH 3088 (REI)**

**Agent Comments**



**Price:** \$740,000

**Method:** Auction Sale

**Date:** 02/12/2017

**Rooms:** 5

**Property Type:** House

**Land Size:** 641 sqm approx



**165 Elder St GREENSBOROUGH 3088 (REI/VG)**

**Agent Comments**



**Price:** \$717,500

**Method:** Auction Sale

**Date:** 07/10/2017

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 594 sqm approx