

Daniel Leibowitz 03 9432 2544 0428 812 636 daniel@darrenjones.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	16 Warralong Avenue, Greensborough Vic 3088
Including suburb and	
postcode	

Indicative selling price

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

Single price \$735,000

Median sale price

Median price	\$827,500	Hou	ise X	Unit		Sı	uburb	Greensborough
Period - From	01/01/2018	to	31/03/2018		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 Lodge St GREENSBOROUGH 3088	\$740,000	02/12/2017
2	29 Gabonia Av WATSONIA 3087	\$730,000	01/05/2018
3	41 Frensham Rd WATSONIA 3087	\$730,000	17/03/2018

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.

Account - Darren Jones | P: 9432 2544 | F: 9432 2537



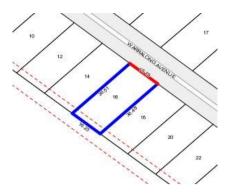


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Indicative Selling Price \$735,000 **Median House Price** March quarter 2018: \$827,500



Property Type: House (Previously

Occupied - Detached) Land Size: 591 sqm approx

Agent Comments

Comparable Properties



4 Lodge St GREENSBOROUGH 3088 (REI/VG) Agent Comments

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Price: \$740.000 Method: Auction Sale Date: 02/12/2017 Rooms: 5

Property Type: House Land Size: 641 sqm approx

ARRENTE

29 Gabonia Av WATSONIA 3087 (REI)

-3



Price: \$730,000

Method: Sold Before Auction

Date: 01/05/2018

Rooms: 7

Property Type: House Land Size: 580 sqm approx **Agent Comments**



41 Frensham Rd WATSONIA 3087 (REI)

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Price: \$730,000 Method: Auction Sale Date: 17/03/2018

Rooms: 5

Property Type: House (Res) Land Size: 600 sqm approx

Agent Comments

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