

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

16 Warralong Avenue, Greensborough Vic 3088

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

House

X

Unit

Suburb

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.



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 591 sqm approx

Agent Comments

Comparable Properties



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



Price: \$740,000

Method: Auction Sale

Date: 02/12/2017

Rooms: 5

Property Type: House

Land Size: 641 sqm approx



29 Gabonia Av WATSONIA 3087 (REI) Agent Comments



Price: \$730,000

Method: Sold Before Auction

Date: 01/05/2018

Rooms: 7

Property Type: House

Land Size: 580 sqm approx



41 Frensham Rd WATSONIA 3087 (REI) Agent Comments



Price: \$730,000

Method: Auction Sale

Date: 17/03/2018

Rooms: 5

Property Type: House (Res)

Land Size: 600 sqm approx