

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

55 Plenty Lane, Greensborough Vic 3088

Indicative selling price

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

Range between \$680,000 & \$740,000

Median sale price

Median price \$825,500 Property Type House Suburb Greensborough

Period - From 01/10/2019 to 31/12/2019 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	2/67 Alexandra St GREENSBOROUGH 3088	\$737,500	21/09/2019
2	54 Elder St WATSONIA 3087	\$725,000	21/11/2019
3	2/15 Paton St MONTMORENCY 3094	\$680,000	06/09/2019

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.~~

This Statement of Information was prepared on:

30/01/2020 11:56



Property Type:

Agent Comments

Comparable Properties



2/67 Alexandra St GREENSBOROUGH 3088 (REI/VG)

Agent Comments



Price: \$737,500

Method: Auction Sale

Date: 21/09/2019

Rooms: 4

Property Type: Townhouse (Res)

Land Size: 132 sqm approx



54 Elder St WATSONIA 3087 (REI)

Agent Comments



Price: \$725,000

Method: Private Sale

Date: 21/11/2019

Property Type: House

Land Size: 700 sqm approx



2/15 Paton St MONTMORENCY 3094 (REI/VG)

Agent Comments



Price: \$680,000

Method: Private Sale

Date: 06/09/2019

Property Type: Unit

Land Size: 250 sqm approx