

James Park 9432 2544 0407 155 541 james@darrenjones.com.au

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	y offered	for sale
-----------------	-----------	----------

Address	2/18 Vermont Parade, Greensborough Vic 3088
Including suburb and	-
postcode	

## Indicative selling price

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

Range between \$580,000	&	\$630,000
-------------------------	---	-----------

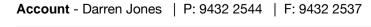
## Median sale price

Median price	\$660,000		Unit	Х	S	uburb	Greensborough
Period - From	01/04/2017	to	30/06	6/2017	Source	REI	/

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
1/39 Alexandra St GREENSBOROUGH 3088	\$610,000	15/07/2017
2/20 Greenmeyer Ct GREENSBOROUGH 3088	\$610,000	18/03/2017
1/111 Nepean St GREENSBOROUGH 3088	\$585,000	15/07/2017







Generated: 26/07/2017 10:35