

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

512 Greensborough Road, Greensborough Vic 3088

Indicative selling price

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

Range between \$800,000

&

\$880,000

Median sale price

Median price \$815,500

House

X

Unit

Suburb Greensborough

Period - From 01/04/2017

to

30/06/2017

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	60 Orana Dr WATSONIA 3087	\$880,000	06/05/2017
2	190 Henry St GREENSBOROUGH 3088	\$830,000	26/08/2017
3	142 Elder St GREENSBOROUGH 3088	\$815,000	12/08/2017

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.~~

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Indicative Selling Price

\$800,000 - \$880,000

Median House Price

June quarter 2017: \$815,500



Rooms:

Property Type: House (Res)

Land Size: 990 sqm approx

Agent Comments

Comparable Properties



60 Orana Dr WATSONIA 3087 (REI/VG)

Agent Comments



Price: \$880,000

Method: Auction Sale

Date: 06/05/2017

Rooms: 5

Property Type: House (Res)

Land Size: 555 sqm approx



190 Henry St GREENSBOROUGH 3088 (REI)

Agent Comments



Price: \$830,000

Method: Auction Sale

Date: 26/08/2017

Rooms: 4

Property Type: House (Res)

Land Size: 561 sqm approx



142 Elder St GREENSBOROUGH 3088 (REI)

Agent Comments



Price: \$815,000

Method: Auction Sale

Date: 12/08/2017

Rooms: -

Property Type: House (Res)