

## 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

9 Carmel Close, Greensborough Vic 3088

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$990,000 & \$1,080,000

**Median sale price**

Median price \$859,000 House X Unit Suburb Greensborough

Period - From 01/10/2017 to 31/12/2017 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	15 Julie Ct GREENSBOROUGH 3088	\$1,100,000	27/09/2017
2	5 Sette Ct GREENSBOROUGH 3088	\$1,075,000	28/11/2017
3	5 Ungara CI ELTHAM NORTH 3095	\$1,011,000	16/09/2017

**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.