

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

4/174 Elder Street, Greensborough Vic 3088

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$400,000

&

\$440,000

Median sale price

Median price \$585,000

House

Unit

X

Suburb

Greensborough

Period - From 01/01/2019

to

31/03/2019

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 | 10/9-13 Devonshire Rd WATSONIA 3087 | \$435,000 | 13/03/2019 |
| 2 | 2/59 Greensborough Rd MACLEOD 3085 | \$408,000 | 23/02/2019 |
| 3 | 31/123 Main Rd LOWER PLENTY 3093 | \$407,500 | 08/01/2019 |

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.