

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	64 Sainsbury Avenue, Greensborough Vic 3088
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$695,000	&	\$755,000

Median sale price

Median price	\$800,000	Hou	ise X	Unit		;	Suburb	Greensborough
Period - From	01/04/2018	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.

Add	dress of comparable property	Price	Date of sale
1	5 Barry St WATSONIA 3087	\$720,000	23/02/2019
2	102 Warralong Av GREENSBOROUGH 3088	\$707,350	12/04/2019
3	35 Kanowindra Cr GREENSBOROUGH 3088	\$675,000	18/12/2018

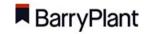
OR

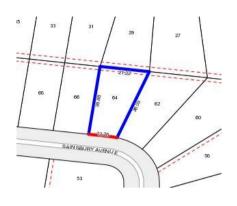
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.





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Indicative Selling Price \$695,000 - \$755,000 **Median House Price** Year ending March 2019: \$800,000

Comparable Properties



5 Barry St WATSONIA 3087 (REI)





Price: \$720,000 Method: Auction Sale Date: 23/02/2019 Rooms: 5

Property Type: House (Res) Land Size: 646 sqm approx

Agent Comments



102 Warralong Av GREENSBOROUGH 3088

(REI)





Price: \$707.350 Method: Private Sale Date: 12/04/2019 Rooms: 5

Property Type: House Land Size: 608 sqm approx Agent Comments

Agent Comments



35 Kanowindra Cr GREENSBOROUGH 3088

(REI/VG)



Price: \$675,000 Method: Private Sale Date: 18/12/2018

Rooms: 7

Property Type: House (Res) Land Size: 302 sqm approx

Account - Barry Plant Bundoora | P: 03 9467 5444 | F: 03 9467 5988 Generated: 01/05/2019 09:48





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.