

## 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 64 Sainsbury Avenue, 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 \$695,000 & \$755,000

#### Median sale price

Median price \$800,000 House 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.

	Address 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.



**Rooms:**  
**Property Type:**  
 Agent Comments

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

## Comparable Properties



**5 Barry St WATSONIA 3087 (REI)**

Agent Comments



**Price:** \$720,000  
**Method:** Auction Sale  
**Date:** 23/02/2019  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 646 sqm approx



**102 Warralong Av GREENSBOROUGH 3088 (REI)**

Agent Comments



**Price:** \$707,350  
**Method:** Private Sale  
**Date:** 12/04/2019  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 608 sqm approx



**35 Kanowindra Cr GREENSBOROUGH 3088 (REI/VG)**

Agent Comments



**Price:** \$675,000  
**Method:** Private Sale  
**Date:** 18/12/2018  
**Rooms:** 7  
**Property Type:** House (Res)  
**Land Size:** 302 sqm approx