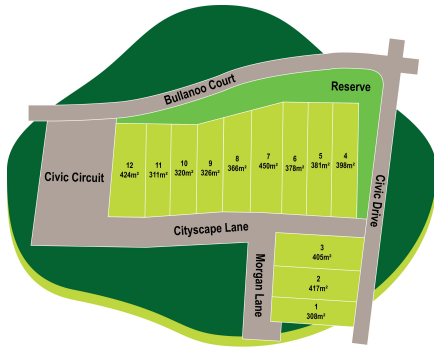




Rooms:

Property Type: Vacant land

Land Size: 4484 sqm approx

Agent Comments

Approved planning permit for 12 homes. NOTE --- Price PLUS GST (GST is payable on the sale price.)

Indicative Selling Price

\$3,850,000 - \$4,235,000

Median House Price

March quarter 2017: \$740,000

Comparable Properties

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. NOTE ... Lots13 - 22 on PS 719931S sold for \$3,935,000 (+GST) on 21/3/2017. (Whittingham Circuit Greensborough, off Civic Circuit). This sale has not settled as the Plan of Subdivision has not been registered.

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

14 Civic Drive, Greensborough Vic 3088

Indicative selling price

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

Range between \$3,850,000 & \$4,235,000

Median sale price

Median price \$740,000

House X

Suburb Greensborough

Period - From 01/01/2017 to 31/03/2017

Source REIV

Comparable property sales

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.