

## 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

7 Cambita Court, 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 \$825,000

&amp;

\$850,000

**Median sale price**

Median price \$827,500

House

X

Unit

Suburb Greensborough

Period - From 01/01/2018

to

31/03/2018

Source REIV

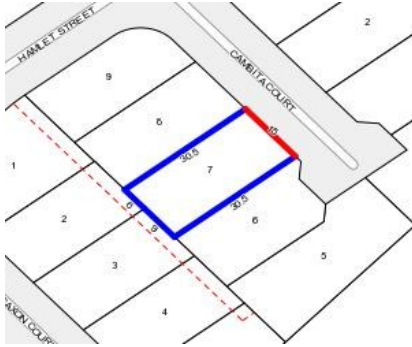
**Comparable property sales (\*Delete A or B below as applicable)**

- 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	5/20 Hobson St GREENSBOROUGH 3088	\$850,000	12/02/2018
2	15 Illoura St WATSONIA 3087	\$831,000	12/05/2018
3	15 Pinehills Dr GREENSBOROUGH 3088	\$825,000	13/04/2018

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.



4 2 2

**Rooms:**  
**Property Type:** House  
**Land Size:** 457 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$825,000 - \$850,000  
**Median House Price**  
 March quarter 2018: \$827,500

## Comparable Properties



**5/20 Hobson St GREENSBOROUGH 3088 (REI)** **Agent Comments**

3 2 2

**Price:** \$850,000  
**Method:** Sold Before Auction  
**Date:** 12/02/2018  
**Rooms:** -  
**Property Type:** Unit



**15 Illoura St WATSONIA 3087 (REI)** **Agent Comments**

3 2 2

**Price:** \$831,000  
**Method:** Auction Sale  
**Date:** 12/05/2018  
**Rooms:** 7  
**Property Type:** House  
**Land Size:** 450 sqm approx



**15 Pinehills Dr GREENSBOROUGH 3088 (REI)** **Agent Comments**

4 2 4

**Price:** \$825,000  
**Method:** Private Sale  
**Date:** 13/04/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 838 sqm approx