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

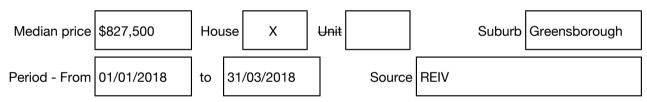
7 Cambita Court, Greensborough Vic 3088

Indicative selling price

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

Range between	\$825,000	&	\$850,000

Median sale price



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

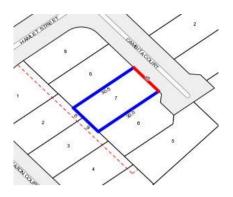
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Account - Darren Jones | P: 9432 2544 | F: 9432 2537

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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.





Rooms: Property Type: House Land Size: 457 sqm approx Agent Comments Indicative Selling Price \$825,000 - \$850,000 Median House Price March guarter 2018: \$827,500

Comparable Properties



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



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

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15 Illoura St WATSONIA 3087 (REI)



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



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

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Agent Comments



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