

# 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

45 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 \$680,000 & \$740,000

### Median sale price

Median price \$810,000 Property Type House Suburb Greensborough

Period - From 01/07/2020 to 30/09/2020 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.

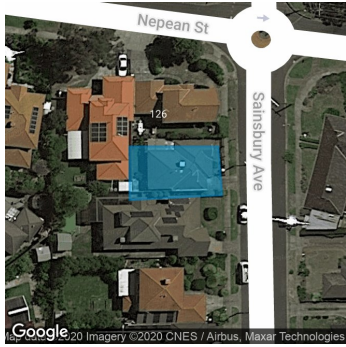
	Address of comparable property	Price	Date of sale
1	4/25 Williams Rd BRIAR HILL 3088	\$730,000	30/05/2020
2	2/24 Vermont Pde GREENSBOROUGH 3088	\$700,000	17/06/2020
3	1/20-22 Alma St LOWER PLENTY 3093	\$680,000	11/05/2020

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.~~

This Statement of Information was prepared on:

13/10/2020 15:08



2 1 1

**Property Type:** Unit  
**Land Size:** 249 sqm approx  
**Agent Comments**

**Indicative Selling Price**

\$680,000 - \$740,000

**Median House Price**

September quarter 2020: \$810,000

## Comparable Properties



**4/25 Williams Rd BRIAR HILL 3088 (REI/VG)**

**Agent Comments**

3 2 1

**Price:** \$730,000  
**Method:** Private Sale  
**Date:** 30/05/2020  
**Property Type:** Unit



**2/24 Vermont Pde GREENSBOROUGH 3088 (REI/VG)**

**Agent Comments**

3 1 1

**Price:** \$700,000  
**Method:** Private Sale  
**Date:** 17/06/2020  
**Rooms:** 5  
**Property Type:** Villa



**1/20-22 Alma St LOWER PLENTY 3093 (REI/VG)**

**Agent Comments**

3 2 1

**Price:** \$680,000  
**Method:** Private Sale  
**Date:** 11/05/2020  
**Rooms:** 5  
**Property Type:** House (Res)