

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 Warwick Road, Greensborough Vic 3088

Indicative selling price

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

Single price \$620,000

Median sale price

Median price \$615,000 House 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	1/96 Mountain View Rd MONTMORENCY 3094	\$620,000	27/11/2018
2	2/71 Plenty La GREENSBOROUGH 3088	\$615,000	21/03/2019
3	9/5 Eldale Av GREENSBOROUGH 3088	\$600,000	06/12/2018

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: 4

Property Type: Townhouse

Land Size: Approx: 231 sqm
approx

Agent Comments

Comparable Properties



1/96 Mountain View Rd MONTMORENCY 3094 (REI) Agent Comments



Price: \$620,000

Method: Private Sale

Date: 27/11/2018

Rooms: 4

Property Type: Townhouse (Res)



2/71 Plenty La GREENSBOROUGH 3088 (REI) Agent Comments



Price: \$615,000

Method: Expression of Interest

Date: 21/03/2019

Rooms: 4

Property Type: Townhouse (Single)



9/5 Eldale Av GREENSBOROUGH 3088 (REI) Agent Comments



Price: \$600,000

Method: Private Sale

Date: 06/12/2018

Rooms: -

Property Type: Townhouse (Res)