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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

161 Henry Street, Greensborough Vic 3088

Indicative selling price

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

Single price \$725,000

Median sale price

Median price \$815,500

House

X

Unit

Suburb Greensborough

Period - From 01/04/2017

to

30/06/2017

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	178 Henry St GREENSBOROUGH 3088	\$760,000	03/06/2017
2	5 Glenice St GREENSBOROUGH 3088	\$740,000	27/05/2017
3	48 Duncan Av GREENSBOROUGH 3088	\$690,000	15/07/2017

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.~~



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Indicative Selling Price

\$725,000

Median House Price

June quarter 2017: \$815,500



3 1 1

Rooms:

Property Type: House

Land Size: 594 sqm approx

Agent Comments

Comparable Properties



178 Henry St GREENSBOROUGH 3088
(REI/VG)

Agent Comments

3 1 3

Price: \$760,000

Method: Auction Sale

Date: 03/06/2017

Rooms: 4

Property Type: House (Res)

Land Size: 570 sqm approx



5 Glenice St GREENSBOROUGH 3088
(REI/VG)

Agent Comments

3 1 3

Price: \$740,000

Method: Auction Sale

Date: 27/05/2017

Rooms: 5

Property Type: House

Land Size: 580 sqm approx



48 Duncan Av GREENSBOROUGH 3088
(REI/VG)

Agent Comments

3 1 1

Price: \$690,000

Method: Auction Sale

Date: 15/07/2017

Rooms: 5

Property Type: House

Land Size: 540 sqm approx