

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property of	offered	for	sale
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Address	161 Henry Street, Greensborough Vic 3088
Including suburb and	-
postcode	

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	Hou	ise 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

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.

Account - Morrison Kleeman | P: 03 94312444 | F: 03 94312650

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Date of sale





Price



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> Indicative Selling Price \$725,000 Median House Price June quarter 2017: \$815,500



1 3 **1** 6 1

Rooms:

Property Type: House **Land Size:** 594 sqm approx

Agent Comments

Comparable Properties



178 Henry St GREENSBOROUGH 3088 (REI/VG)

(REI/VG)

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Price: \$760,000 Method: Auction Sale Date: 03/06/2017 Rooms: 4

Property Type: House (Res) **Land Size:** 570 sqm approx

Agent Comments



5 Glenice St GREENSBOROUGH 3088

(REI/VG)

— 3

— 1

(2)

Price: \$740,000 Method: Auction Sale Date: 27/05/2017 Rooms: 5

Property Type: House Land Size: 580 sqm approx Agent Comments

Agent Comments



48 Duncan Av GREENSBOROUGH 3088

(REI/VG)

=3

6

Price: \$690,000 Method: Auction Sale Date: 15/07/2017 Rooms: 5

Property Type: House **Land Size:** 540 sqm approx

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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.

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