

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

4/8 Ulmara Place, Greensborough Vic 3088

Indicative selling price

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

Range between \$660,000

&

\$725,000

Median sale price

Median price \$603,750

Property Type Unit

Suburb Greensborough

Period - From 01/07/2018

to

30/06/2019

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	1/12 Yando St GREENSBOROUGH 3088	\$720,000	13/07/2019
2	2/91 Hailes St GREENSBOROUGH 3088	\$670,000	26/06/2019
3	4/24 Eldale Av GREENSBOROUGH 3088	\$662,000	07/09/2019

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:

21/09/2019 08:53

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Indicative Selling Price

\$660,000 - \$725,000

Median Unit Price

Year ending June 2019: \$603,750



3 1 1

Property Type: Unit

Land Size: 325 sqm approx

Agent Comments

Comparable Properties



1/12 Yando St GREENSBOROUGH 3088 (REI/VG)

Agent Comments

3 2 2

Price: \$720,000

Method: Auction Sale

Date: 13/07/2019

Rooms: 6

Property Type: Townhouse (Res)

Land Size: 460 sqm approx



2/91 Hailes St GREENSBOROUGH 3088 (REI/VG)

Agent Comments

3 1 2

Price: \$670,000

Method: Private Sale

Date: 26/06/2019

Rooms: 4

Property Type: Unit



4/24 Eldale Av GREENSBOROUGH 3088 (REI) **Agent Comments**

3 1 2

Price: \$662,000

Method: Auction Sale

Date: 07/09/2019

Rooms: 5

Property Type: Townhouse (Res)