

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

33 Louis Street, Greensborough Vic 3088

Indicative selling price

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

Range between

\$720,000

&

\$790,000

Median sale price

Median price

\$827,500

House

X

Unit

Suburb

Greensborough

Period - From

01/01/2018

to

31/03/2018

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	14 Plenty La GREENSBOROUGH 3088	\$780,000	15/01/2018
2	167 Henry St GREENSBOROUGH 3088	\$771,000	23/04/2018
3	40 Warralong Av GREENSBOROUGH 3088	\$755,000	03/03/2018

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.



 3  1  1

Rooms: 5

Property Type: House (Previously Occupied - Detached)

Land Size: 1020 sqm approx

Agent Comments

Indicative Selling Price

\$720,000 - \$790,000

Median House Price

March quarter 2018: \$827,500

Comparable Properties

14 Plenty La GREENSBOROUGH 3088 (VG)

Agent Comments

 3  -  -

Price: \$780,000

Method: Sale

Date: 15/01/2018

Rooms: -

Property Type: House (Res)

Land Size: 750 sqm approx



167 Henry St GREENSBOROUGH 3088 (REI)

Agent Comments

 3  1  2

Price: \$771,000

Method: Private Sale

Date: 23/04/2018

Rooms: -

Property Type: House (Res)



40 Warralong Av GREENSBOROUGH 3088 (REI/VG)

Agent Comments

 3  2  2

Price: \$755,000

Method: Auction Sale

Date: 03/03/2018

Rooms: -

Property Type: House (Res)