



Ciaran Brannigan

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Indicative Selling Price

\$750,000 - \$800,000

Median House Price

March quarter 2017: \$740,000



3 2 2

Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 1036 sqm approx

Agent Comments

Comparable Properties



99 Sherbourne Rd MONTMORENCY 3094 (REI) **Agent Comments**

3 2 3

Price: \$791,000

Method: Auction Sale

Date: 02/05/2017

Rooms: 5

Property Type: House

Land Size: 794 sqm approx



124 St Helena Rd BRIAR HILL 3088 (REI)

Agent Comments

3 2 1

Price: \$767,500

Method: Auction Sale

Date: 29/04/2017

Rooms: 4

Property Type: House (Res)

Land Size: 795 sqm approx



2 Akima Ct GREENSBOROUGH 3088 (REI)

Agent Comments

3 2 2

Price: \$757,000

Method: Auction Sale

Date: 01/04/2017

Rooms: 6

Property Type: House (Res)

Land Size: 611 sqm approx



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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

15 Carnon Street, Greensborough Vic 3088

Indicative selling price

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

Range between \$750,000

&

\$800,000

Median sale price

Median price \$740,000

House

X

Suburb

Greensborough

Period - From 01/01/2017

to

31/03/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
99 Sherbourne Rd MONTMORENCY 3094	\$791,000	02/05/2017
124 St Helena Rd BRIAR HILL 3088	\$767,500	29/04/2017
2 Akima CI GREENSBOROUGH 3088	\$757,000	01/04/2017