

#### 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	14 Julie Court, Greensborough Vic 3088
Including suburb and	-
postcode	

#### Indicative selling price

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

Range between	\$865,000	&	\$925,000

#### Median sale price

Median price	\$827,500	Hou	use 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.

Add	dress of comparable property	Price	Date of sale
1	322 St Helena Rd ST HELENA 3088	\$915,000	05/05/2018
2	15 Calendonia Dr ELTHAM NORTH 3095	\$900,500	20/03/2018
3	4 Maxine Dr ST HELENA 3088	\$880,000	19/04/2018

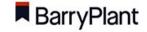
#### OR

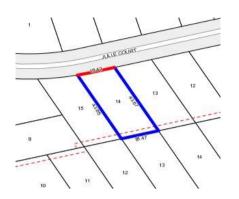
B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.





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Rooms:

Property Type: House (Previously

Occupied - Detached) **Land Size:** 788 sqm approx

**Agent Comments** 

Indicative Selling Price \$865,000 - \$925,000 Median House Price March quarter 2018: \$827,500

## Comparable Properties



322 St Helena Rd ST HELENA 3088 (REI)

4



**6** 

Price: \$915,000

Method: Auction Sale Date: 05/05/2018

Rooms: 7

**Property Type:** House (Res) **Land Size:** 789 sqm approx

**Agent Comments** 









Price: \$900.500

Method: Sold Before Auction

Date: 20/03/2018 Rooms: 8

**Property Type:** House (Res) **Land Size:** 640 sqm approx

Agent Comments



4 Maxine Dr ST HELENA 3088 (REI)

**•=**| 4





Price: \$880,000 Method: Private Sale Date: 19/04/2018

Rooms: 8

Property Type: House (Res)

**Agent Comments** 

Account - Barry Plant Bundoora | P: 03 9467 5444 | F: 03 9467 5988





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