

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

14 Julie Court, Greensborough Vic 3088

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

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	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.



 4  2  2

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)

Agent Comments

 4  2  2

Price: \$915,000

Method: Auction Sale

Date: 05/05/2018

Rooms: 7

Property Type: House (Res)

Land Size: 789 sqm approx



15 Calendon Dr ELTHAM NORTH 3095 (REI)

Agent Comments

 4  2  2

Price: \$900,500

Method: Sold Before Auction

Date: 20/03/2018

Rooms: 8

Property Type: House (Res)

Land Size: 640 sqm approx



4 Maxine Dr ST HELENA 3088 (REI)

Agent Comments

 4  2  2

Price: \$880,000

Method: Private Sale

Date: 19/04/2018

Rooms: 8

Property Type: House (Res)