



masonwhite McDougall

STATEMENT OF INFORMATION

31 DIAMOND BOULEVARD, GREENSBOROUGH, VIC 3088

PREPARED BY MASON WHITE MCDUGALL REAL ESTATE HURSTBRIDGE



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



31 DIAMOND BOULEVARD,

3 2 2

Indicative Selling Price

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

Price Range: **\$620,000 to \$680,000**

MEDIAN SALE PRICE



GREENSBOROUGH, VIC, 3088

Suburb Median Sale Price (House)

\$755,500

01 October 2016 to 30 September 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



1 RUBY LANE, GREENSBOROUGH, VIC 3088

3 2 1

Sale Price

***\$622,000**

Sale Date: 02/09/2017

Distance from Property: 110m



4/14 CARNON ST, GREENSBOROUGH, VIC

3 2 2

Sale Price

Price Withheld

Sale Date: 28/07/2017

Distance from Property: 1km



10 SAPPHIRE CRT, GREENSBOROUGH, VIC

5 3 1

Sale Price

\$620,600

Sale Date: 17/07/2017

Distance from Property: 51m

This report has been compiled on 17/10/2017 by Mason White McDougall Real Estate Hurstbridge. Property Data Solutions Pty Ltd 2017 -

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

31 DIAMOND BOULEVARD, GREENSBOROUGH, VIC 3088

Indicative selling price

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Price Range: \$620,000 to \$680,000

Median sale price

Median price

\$755,500

House

Unit

X

Suburb

GREENSBOROUGH

Period

01 October 2016 to 30 September 2017

Source

pricfinder

Comparable property sales

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 RUBY LANE, GREENSBOROUGH, VIC 3088 | *\$622,000 | 02/09/2017 |
| 4/14 CARNON ST, GREENSBOROUGH, VIC 3088 | Price Withheld | 28/07/2017 |
| 10 SAPPHIRE CRT, GREENSBOROUGH, VIC 3088 | \$620,600 | 17/07/2017 |