

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

Indicative selling price

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

Range between &

Median sale price

Median price House Unit Suburb

Period - From to Source

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	56 Corowa Cr GREENSBOROUGH 3088	\$950,000	02/03/2018
2	9 Haliday Ct GREENSBOROUGH 3088	\$922,000	24/02/2018
3	223 Nepean St GREENSBOROUGH 3088	\$890,000	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.



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Rooms:
Property Type: House
Land Size: 620 sqm approx
 Agent Comments

Indicative Selling Price
 \$880,000 - \$920,000
Median House Price
 March quarter 2018: \$827,500

Comparable Properties



56 Corowa Cr GREENSBOROUGH 3088
(REI/VG)

Agent Comments

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Price: \$950,000
Method: Sold Before Auction
Date: 02/03/2018
Rooms: -
Property Type: House (Res)
Land Size: 777 sqm approx



9 Haliday Ct GREENSBOROUGH 3088
(REI/VG)

Agent Comments

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 2

Price: \$922,000
Method: Auction Sale
Date: 24/02/2018
Rooms: -
Property Type: House (Res)
Land Size: 914 sqm approx



223 Nepean St GREENSBOROUGH 3088 (REI)

Agent Comments

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 2

Price: \$890,000
Method: Auction Sale
Date: 03/03/2018
Rooms: -
Property Type: House (Res)
Land Size: 665 sqm approx