

## 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: 27 Hebden Street, Greensborough Vic 3088

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$780,000 & \$858,000

#### Median sale price

Median price: \$855,000 House  Unit  Suburb: Greensborough

Period - From: 01/04/2017 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		
2		
3		

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.



**Rooms:** 9

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 793 sqm approx

Agent Comments

**Indicative Selling Price**

\$780,000 - \$858,000

**Median House Price**

Year ending March 2018: \$855,000

This comfortable family home is superbly positioned within the much desired Greenhills Estate precinct. Offering lots of potential, the property would broadly appeal to buyers seeking additional accommodation for extended families. Comprises: 3 Bedrooms (Master with WIR and unfinished Ensuite), Kitchen/Meals, Lounge/Dining, renovated Family Bathroom, Single Carport, substantial Off-Street Parking and magnificent 'Al Fresco' Outdoor Entertainment area. Includes: A well appointed self-contained 2 Bedroom (Master with WIR and Full-Ensuite) apartment.

## Comparable Properties

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.