

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

5 Baranbali Grove, 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

\$840,000

&

\$910,000

**Median sale price**

Median price

\$815,500

House

X

Unit

Suburb

Greensborough

Period - From

01/04/2017

to

30/06/2017

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	12 Yangoora PI GREENSBOROUGH 3088	\$900,000	29/07/2017
2	14 Glenwood Dr GREENSBOROUGH 3088	\$887,500	29/07/2017
3	8 Gibcoe St GREENSBOROUGH 3088	\$860,000	12/08/2017

**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.~~