

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	20 Sugar Gum Boulevard, Greensborough Vic 3088

Indicative selling price

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

Median sale price

Median price	\$815,500	Hou	ise 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 63-67 Albion Cr GREENSBOROUGH 3088 \$1,480,000 26/08/2017 2 14 Josephine Ct PLENTY 3090 \$1,465,000 01/07/2017 3 4 Melliodora Cr GREENSBOROUGH 3088 \$1,410,000 22/03/2017

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.







Indicative Selling Price

June quarter 2017: \$815,500

Median House Price

\$1,400,000





Property Type: House (New -

Detached)

Land Size: 1000 sqm approx

Agent Comments

Extra rooms include: study, second study/teen retreat, potential theatre room, also

potential gym room

Comparable Properties



63-67 Albion Cr GREENSBOROUGH 3088

(REI)

Price: \$1,480,000 Method: Auction Sale Date: 26/08/2017 Rooms: 5

Property Type: House (Res) Land Size: 3690 sqm approx **Agent Comments**

This property is on more land



14 Josephine Ct PLENTY 3090 (REI)





Price: \$1,465,000

Method: Auction Sale Date: 01/07/2017 Rooms: 11

Property Type: House (Res) Land Size: 1277 sqm approx **Agent Comments**



4 Melliodora Cr GREENSBOROUGH 3088

(REI/VG)

Price: \$1,410,000

Method: Sold Before Auction

Date: 22/03/2017

Rooms: 7

Property Type: House Land Size: 1038 sqm approx Agent Comments

Account - Morrison Kleeman | P: 03 94312444 | F: 03 94312650





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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