



## 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](http://consumer.vic.gov.au/underquoting)

Single price	\$1,400,000
--------------	-------------

#### 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	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.



4   3   3

**Rooms:**  
**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

**Indicative Selling Price**  
 \$1,400,000  
**Median House Price**  
 June quarter 2017: \$815,500

## Comparable Properties



**63-67 Albion Cr GREENSBOROUGH 3088 (REI)**

3   1   2

**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)**

5   4   2

**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)**

5   2   4

**Price:** \$1,410,000  
**Method:** Sold Before Auction  
**Date:** 22/03/2017  
**Rooms:** 7  
**Property Type:** House  
**Land Size:** 1038 sqm approx

**Agent Comments**