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# Statement of Information

# Single residential property located in the Melbourne metropolitan area

# Section 47AF of the Estate Agents Act 1980

| Pro | pertv | offered | for   | sale |
|-----|-------|---------|-------|------|
|     | P =   | 0110104 | . • . | Juio |

| Address<br>Including suburb and<br>postcode | 14 Narbethong Drive, Greensborough Vic 3088 |
|---|---|
| ndicative selling pric                      | ce ·  |

### In

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

| Range between | \$700,000 | & | \$750,000 |
|---------------|-----------|---|-----------|
| -             |           |   |           |

## Median sale price

| Median price  | \$825,000  | Hou | use X      | Unit |        |      | Suburb | Greensborough |
|---------------|------------|-----|------------|------|--------|------|--------|---------------|
| Period - From | 01/04/2018 | to  | 30/06/2018 |      | Source | REIV |        |               |

# Comparable property sales (\*Delete A or B below as applicable)

Α\* 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.

| Ad | dress of comparable property       | Price     | Date of sale |
|----|------------------------------------|-----------|--------------|
| 1  | 40 Warralong Av GREENSBOROUGH 3088 | \$755,000 | 03/03/2018   |
| 2  | 9 Moodie St GREENSBOROUGH 3088     | \$741,000 | 02/06/2018   |
| 3  | 12 Barry St WATSONIA 3087          | \$740,000 | 19/05/2018   |

#### 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.

**Account** - Darren Jones | P: 9432 2544 | F: 9432 2537





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