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# Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for sale
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Address	34 Scotland Avenue, Greensborough Vic 3088
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$750,000	&	\$820,000

# Median sale price

Median price	\$869,000	Hou	ıse	х	Unit			Suburb	Greensborough
Period - From	01/07/2017	to	30,	/09/2017		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.

Ad	dress of comparable property	Price	Date of sale	
1	15 Banfield Tce GREENSBOROUGH 3088	\$805,000	13/05/2017	
2	35 Bonnie Doone St BRIAR HILL 3088	\$796,000	23/09/2017	
3	50 Albion Cr GREENSBOROUGH 3088	\$777,000	31/07/2017	

# 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.

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Generated: 09/11/2017 16:44