Statement of Information Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

23 Macka Avenue, Greensborough Vic 3088

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$1,060,000		&		\$1,150,000				
Median sale p	rice								
Median price	\$740,000	Pro	operty Type	Hou	se		Suburb	Greensborough	
Period - From	01/04/2019	to	30/06/2019		So	urce	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	18 Stuart St GREENSBOROUGH 3088	\$1,120,000	17/05/2019
2	7 Melissa Ct ELTHAM NORTH 3095	\$1,095,000	23/07/2019
3	179 Weidlich Rd ELTHAM NORTH 3095	\$1,005,000	15/06/2019

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.

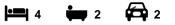
This Statement of Information was prepared on:

16/09/2019



23 Macka Avenue, Greensborough Vic 3088





Property Type: House (Res) **Land Size:** 890 sqm approx Agent Comments Michael Scudds 8418-6455 0418 380 314 michael@sellinghomesmelbourne.com.au

Agent Comments

Indicative Selling Price \$1,060,000 - \$1,150,000 Median House Price June quarter 2019: \$740,000

Comparable Properties



18 Stuart St GREENSBOROUGH 3088 (REI)



Price: \$1,120,000 Method: Private Sale Date: 17/05/2019 Rooms: 5 Property Type: House Land Size: 806 sqm approx

7 Melissa Ct ELTHAM NORTH 3095 (REI/VG) Agent Comments



Price: \$1,095,000 Method: Private Sale Date: 23/07/2019 Property Type: House Land Size: 844 sqm approx

179 Weidlich Rd ELTHAM NORTH 3095 (REI) Agent Comments



Price: \$1,005,000 Method: Auction Sale Date: 15/06/2019 Rooms: 10 Property Type: House (Res) Land Size: 1037 sqm approx

Account - Selling Homes Melbourne | P: 03 84186455



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.