

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 between

\$1,060,000

 &

\$1,150,000

Median sale price

Median price

\$740,000

 Property Type

House

 Suburb

Greensborough

Period - From

01/04/2019

 to

30/06/2019

 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	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

Michael Scudds
8418-6455
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 4  2  2

Property Type: House (Res)
Land Size: 890 sqm approx
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)

Agent Comments

 4  3  2

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

 4  2  2

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

 4  2  2

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.