

## 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

12 Hobson Street Greensborough VIC 3088

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$800,000

&

\$880,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$765,000

Property type

House

Suburb

Greensborough

Period-from

01 Oct 2018

to

30 Sep 2019

Source

Corelogic

### 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 6 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

9 Parkview Avenue Greensborough VIC 3088	\$809,000	05-Oct-19
80 Sainsbury Avenue Greensborough VIC 3088	\$900,000	15-Oct-19
6 Elder Street Watsonia VIC 3087	\$830,000	12-Oct-19

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 6 months.~~

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**9 Parkview Avenue Greensborough VIC 3088**

3 1 1

Sold Price

**\$809,000**

Sold Date

**05-Oct-19**

Distance

**0.17km**



**80 Sainsbury Avenue Greensborough VIC 3088**

3 1 2

Sold Price

**\$900,000**

Sold Date

**15-Oct-19**

Distance

**0.84km**



**6 Elder Street Watsonia VIC 3087**

3 2 2

Sold Price

**\$830,000**

Sold Date

**12-Oct-19**

Distance

**1.02km**

RS = Recent sale

UN = Undisclosed Sale

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