



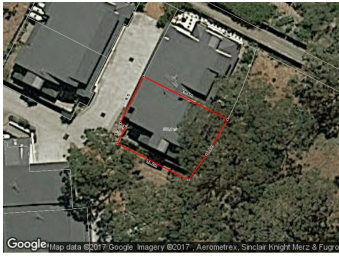
STATEMENT OF INFORMATION

4/14 CARNON STREET, GREENSBOROUGH, VIC 3088

PREPARED BY LUKE SCANNA, IAN REID'S VENDOR ADVOCACY AUSTRALIA

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



4/14 CARNON STREET,

3 2 2

Indicative Selling Price

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

\$690,000 to \$750,000

Provided by: Luke Scanna, ian reid's vendor advocacy australia

SUBURB MEDIAN



GREENSBOROUGH, VIC, 3088

Suburb Median Sale Price (Unit)

\$576,750

01 October 2016 to 31 March 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



7/14 CARNON ST, GREENSBOROUGH, VIC

3 2 2

Sale Price

\$685,000

Sale Date: 06/12/2016

Distance from Property: 36m



2/19 KARINGAL DR, MONTMORENCY, VIC

3 2 2

Sale Price

***\$752,000**

Sale Date: 20/04/2017

Distance from Property: 2.3km



3/95 ALEXANDRA ST, GREENSBOROUGH, VIC

3 2 2

Sale Price

***\$720,000**

Sale Date: 10/04/2017

Distance from Property: 2km



This report has been compiled on 13/06/2017 by Ian Reid Vendor Advocates. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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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

4/14 CARNON STREET, GREENSBOROUGH, VIC 3088

Indicative selling price

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

Single Price / Range

\$690,000 to \$750,000

Median sale price

Median price

\$576,750

House

Unit

X

Suburb

GREENSBOROUGH

Period

01 October 2016 to 31 March 2017

Source

pricfinder

Comparable property sales

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
7/14 CARNON ST, GREENSBOROUGH, VIC 3088	\$685,000	06/12/2016
2/19 KARINGAL DR, MONTMORENCY, VIC 3094	*\$752,000	20/04/2017
3/95 ALEXANDRA ST, GREENSBOROUGH, VIC 3088	*\$720,000	10/04/2017