



STATEMENT OF INFORMATION

10 BLUE GUM COURT, GREENSBOROUGH, VIC 3088

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

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



10 BLUE GUM COURT,

4 2 2

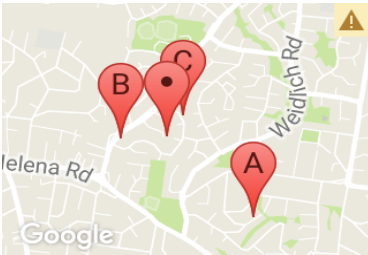
Indicative Selling Price

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

Price Range: \$830,000 to \$880,000

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

MEDIAN SALE PRICE



GREENSBOROUGH, VIC, 3088

Suburb Median Sale Price (House)

\$744,400

01 July 2016 to 30 June 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.



45 ACHERON CRES, ELTHAM NORTH, VIC 3095 4 2 2

Sale Price

***\$880,000**

Sale Date: 31/07/2017

Distance from Property: 813m



210 ST HELENA RD, GREENSBOROUGH, VIC 3 2 2

Sale Price

\$830,000

Sale Date: 27/05/2017

Distance from Property: 304m



66 TALLOW WOOD DR, GREENSBOROUGH, 3 2 2

Sale Price

\$857,500

Sale Date: 06/05/2017

Distance from Property: 186m

This report has been compiled on 30/08/2017 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

10 BLUE GUM COURT, GREENSBOROUGH, VIC 3088

Indicative selling price

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Price Range: \$830,000 to \$880,000

Median sale price

Median price

\$744,400

House

Unit

Suburb

GREENSBOROUGH

Period

01 July 2016 to 30 June 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
45 ACHERON CRES, ELTHAM NORTH, VIC 3095	*\$880,000	31/07/2017
210 ST HELENA RD, GREENSBOROUGH, VIC 3088	\$830,000	27/05/2017
66 TALLOW WOOD DR, GREENSBOROUGH, VIC 3088	\$857,500	06/05/2017